



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 23, 2021

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, February 23, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Yvette Williams, Chair
Rodney Bell
Brian A. Morris

Catherine Godges, Vice Chair
John Getter

Secretary: Carmen Hayes, 702-371-7991 chayes70@yahoo.com

County Liaison(s): Mike Shannon 702-455-8338 mds@clarkcountynv.gov

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

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

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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, on February 23, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 9, 2021. (For possible action)
- IV. Approval of the Agenda for February 23, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

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

VI. Planning and Zoning

- 1. **NZC-21-0020-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:**
ZONE CHANGE to reclassify 4.5 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) reduce landscaping; 4) non-standard improvements in the right-of-way; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) senior housing; and 2) finished grade. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **03/16/21 PC**
- 2. **VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action) **03/16/21 PC**
- 3. **NZC-21-0038-UL215, LLC ETAL & UW215, LLC:**
ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening loading docks; 2) increase sign height; 3) increase animated sign area; 4) alternative perimeter landscape and screening; 5) non-standard improvements within right-of-way; 6) waive the sidewalk requirement along Rafael Rivera Way; 7) allow an attached sidewalk along portions of Sunset Road; and 8) modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/xx (For possible action) 03/16/21 PC

4. **ET-21-400013 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jgh/jd (For possible action) 03/17/21 BCC

5. **ZC-21-0039-ACHC, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit parking lots that contain 250 or more parking spaces; 3) permit an attached sidewalk (Sunset Road) where a detached sidewalk is required; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) distribution center; 2) parking lot expansion; 3) alternative parking lot landscaping; and 4) finished grade on 24.6 acres in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the west side of Karms Park Court within Spring Valley (description on file). MN/md/jd (For possible action) 03/17/21 BCC

VII. General Business

- Review meeting ground rules (for discussion only)

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

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, February 23, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: March 9, 2021.

- X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair

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YOLANDA KING, County Manager



Spring Valley Town Advisory Board

February 9, 2021

MINUTES

Board Members: Rodney Bell - PRESENT John Getter - PRESENT
 Catherine Godges - PRESENT Brian A. Morris - PRESENT
 Yvette Williams - PRESENT

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

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

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

Yvette Williams called the meeting to order at 6:30 pm

II. Public Comment

- None

III. Approval of November 10, 2020 Minutes

Motion by: **Yvette Williams**
 Action: **APPROVE** as published.
 Vote: **PASSED 3/2 GETTER/MORRIS – NAY**

IV. Approval of Agenda for February 9, 2021.

Motion by: **Yvette Williams**
 Action: **Approved as amended**
 Vote: **5/0 Unanimous**

Agenda Change: Move General Business to be heard before Informational Items.

V. General Business

1. Appoint the Chairperson and Vice-Chairperson for a two-year (2-year) term. (For possible action)

Action: **Approve Catherine Godges as Vice Chairperson**
 Motion by: **Yvette Williams**
 Vote: **5/0 Unanimous**

Action: **Approve Yvette Williams as Chairperson**
 Motion by: **Rodney Bell**
 Vote: **3/2 Getter and Morris - NAY**

2. Approve the 2021 Spring Valley Town Advisory Board yearly meeting calendar. (For possible action)

Motion by: **Yvette Williams**
Action: **Approve**
Vote: **4/1 – Williams - NAY**

VI. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - Presentation on the Transform Clark County Initiative by Mairo Bermudez and Sami Real.

VI Planning & Zoning

1. **WS-21-0010-MONTESSOURI, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/jd (For possible action) **03/02/21 PC**

Motion by: **Rodney Bell**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

2. **ET-21-400001 (UC-0762-17) -GRACE PRESBYTERIAN CHURCH:**
USE PERMIT SECOND EXTENSION OF TIME to increase the height of an ornamental spire.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) parking lot landscaping.
DESIGN REVIEWS for the following: 1) a proposed place of worship; and 2) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: 1) landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; 2) ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; 3) redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; 4) recording perpetual cross access, ingress/egress, and parking easements with the property to the north; 5) repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; 6) all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; 7) all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; 8) providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; 9) rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; 10) design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and 11) Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/jgh/jd (For possible action) **03/03/21 BCC**

Motion by: **Yvette Williams**
Action: **DENY**
Vote: **4/1 John Getter - NAY**

3. **UC-21-0006-POLIS BROTHERS LLC:**

USE PERMIT for a cannabis establishment (retail cannabis store) within an existing shopping center on a portion of a 1.8 acre site in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/nr/jd (For possible action) **03/03/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff recommendations.
Vote: **5/0 Unanimous**

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

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- Yvette Williams requested an agenda item to discuss meeting ground rules.

IX. Next Meeting Date

The next regular meeting will be **February 23, 2021** at 6:30pm

X Adjournment

Motion by Yvette Williams
Action: Adjourn
Vote: 5-0 / Unanimous

The meeting was adjourned at 7:33 p.m.

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

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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/>

SENIOR HOUSING
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0020-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:

ZONE CHANGE to reclassify 4.5 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.

USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) reduce landscaping; 4) non-standard improvements in the right-of-way; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) senior housing; and 2) finished grade.

Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file).
JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-09-501-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 44 feet where 35 feet is the maximum per Table 30.40-3 (a 26% increase).
2. Increase wall height along Laredo Street to 8 feet where 6 feet is the maximum per Section 30.64.030 (a 34% increase).
3.
 - a. Eliminate parking lot landscape fingers where required per Figure 30.64-14 (a 100% reduction).
 - b. Eliminate parking lot landscaping along the southern and western property lines where required per Figure 30.64-14 (a 100% decrease).
 - c. Reduce street landscaping width along Sahara Avenue to 10 feet where 15 feet is required per Section 30.64.030 (a 34% decrease).
4. Allow non-standard improvements (landscaping) in the Sahara Avenue right-of-way where not allowed per Chapter 30.52.
5.
 - a. Reduce throat depth on Meyers Court to 16 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (an 84 % decrease).
 - b. Reduce departure distance to 162 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 15% decrease).

DESIGN REVIEWS:

1. Senior housing development.
2. Increased finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 8007 W. Sahara Avenue
- Site Acreage: 4.5
- Number of Lots/Units: 174
- Density (du/ac): 38.7
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 44
- Open Space Required/Provided: 17,400/40,873
- Parking Required/Provided: 174/180

Neighborhood Meeting Summary

An initial virtual neighborhood meeting was conducted on Thursday, September 17, 2020 via Zoom. Notices were mailed to property owners within 1,500 feet of the site. Five neighbors attended the meeting, and the topics discussed included density, traffic, off-site improvements, affordable housing units, and timing of construction.

A second virtual neighborhood meeting was conducted on Thursday, October 22, 2020 via Zoom. Notices were mailed to property owners within 1,500 feet of the site. Approximately 15 neighbors attended the second meeting, and topics discussed included deed restricting the property, methods to ensure privacy from third floor units to the single family homes to the south, landscaping along Laredo Street, secondary access to the site, and timing of construction.

Request

This request is to reclassify the site to R-4 zoning to allow for a 174 unit affordable, senior housing project. The application is a project of regional significance since senior housing requires a special use permit, and the site is located within 500 feet of the City of Las Vegas.

Site Plan

The site plan depicts a proposed senior housing building located near the center of the site. Setbacks are approximately 70 feet to the north property line along Sahara Avenue, 55 feet to the east property line, 78 feet to the south property line along Laredo Street, and 53 feet to the west property line. Vehicular access is provided from a single driveway on the east side of the site to the Meyers Court cul-de-sac. Waivers of development standards are necessary to reduce the throat depth to 16 feet and to reduce the departure distance for the driveway from Sahara Avenue to 162 feet.

A drive aisle circles the building and provides access to parking spaces located around the perimeter of the site. Trash enclosures are located on the east and west sides of the site, set back 5 feet from the respective property lines. Pedestrian paths connect the site to Sahara Avenue to the north, to Meyers Court to the east, and to Laredo Street to the south.

Landscaping

Landscaping is located along the north, east, and south property lines, and around the base of the building. No landscaping is proposed along the west property line, which is adjacent to a mini-warehouse facility, and no parking lot landscape fingers are proposed. Waivers of development standards are required to not provide parking lot landscaping along the west property line and to not provide landscape fingers throughout the entire parking lot.

Along the north property line, the plans depict a 10 foot wide landscape strip where 15 feet is required, which necessitates a waiver of development standards. However, an additional 10 foot wide strip is located behind the existing attached sidewalk in the Sahara Avenue right-of-way. The plans depict landscaping in this area between the back of the sidewalk and the northern property line, which requires a waiver of development standards for non-standard improvements (landscaping) in the right-of-way.

Along the south property line, adjacent to Laredo Street, the plans depict a row of parking spaces, an 8 foot high wall, and a 10 foot wide landscape strip behind a proposed attached sidewalk. Waivers of development standards are necessary to not provide parking lot landscaping and to increase the block wall height to 8 feet. A pedestrian gate will be in the southwestern portion of the site in the block wall along Laredo Street.

Amenities on the site include a pool and 2 walking paths. The pool and each walking path are located between different wings of the building. Overall, 40,873 square feet of open space is provided where 17,400 square feet is required.

Elevations

The elevations depict a 3 story building that transitions to a 2 story building along the southern property line, which provides a transition to the abutting single family houses. Overall height extends up to 44 feet for architectural towers, which requires a waiver of development standards. Most of the building is 39 feet with a parapet wall along the roofline. Exterior materials include painted stucco with various shades of gray. Stone veneer and a tube steel canopy are located around the main entryway. No other architectural features are provided on the building.

Floor Plan

Throughout the building, a total of 174 units are provided on 3 floors. On the first floor, a community center, business center, exercise room, television room, and offices are provided in addition to the residential units. The second and third floors contain all residential units. Each residential unit includes a combined kitchen and living area, restroom, laundry room, and 1 or more bedrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the project will provide 174 units of low income, affordable, and market rate housing for independent seniors age 55 and up. Overall, the project is suitable at this location since it will provide housing needs for low income senior citizens, it will have minimal impact on existing streets, and it will have a positive financial impact on neighboring commercial businesses.

Several alternatives to Title 30 standards are proposed with this design; however, the applicant justifies each request. For example, the applicant states that the increase to building height and the increase to wall height along Laredo Street are appropriate. The increase in building height is necessary to accommodate building infrastructure, and most of the building is 39 feet high while architectural towers extend up to 44 feet high. Increasing the wall height along Laredo Street will provide the single family residential houses to the south with additional privacy from the senior housing project.

Landscaping alternatives are necessary to accommodate the use and the site. For example, landscape fingers are removed from the parking lot to avoid tripping hazards for seniors, and parking lot landscaping along the western property line is not necessary since the adjacent site is a mini-warehouse. Similarly, parking lot landscaping along the southern property line is not provided since street landscaping will be provided on the street side of the 8 foot wall. Reducing the landscaping width along Sahara Avenue is appropriate since an additional 10 feet of landscaping will be provided in the right-of-way. Providing landscaping in the dirt area behind the back of the sidewalk in the right-of-way will improve the aesthetics of the site and improve drainage. The applicant understands that the landscaping in the right-of-way could be removed with future street improvements.

Reducing the throat depth for the driveway will not create any negative issues since the driveway is on Meyers Court rather than Sahara Avenue. This is a non-gated development; therefore, no stacking of vehicles is anticipated. However, assuming that stacking does occur in the public right-of-way, the vehicles would stack onto Meyers Court, which is 162 feet from Sahara Avenue. Similarly, the reduced departure distance will not create any negative impacts since the driveway is as far south as possible from the Sahara Avenue and Meyers Court intersection.

Lastly, the design review to increase finished grade is necessary to balance the site for accessibility. The east side of the property is 8 feet lower than the western property line, and with cut and fill, the maximum increase in finished grade will be 3 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Commercial Neighborhood	C-P & C-1	Office & retail complex
West	Commercial Neighborhood	C-1	Mini-warehouse facility

Related Applications

Application Number	Request
VS-21-0027	A vacation and abandonment of government 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 applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

According to the applicant, a change in trends since the last adoption of the Spring Valley Land Use Plan in 2014 includes a reduced demand for commercial development and increased demand for multiple family residential development. Reduced demand for commercial development is due in part to increases in online shopping and more people working from home. Also, the increased demand for multiple family residential development is evident by the numerous multiple family residential projects that have been constructed in the area. As a result, the changing economic circumstances support the nonconforming zone change to 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.*

R-4 zoning allows up to 25 units per acre, and the multiple family zoning is compatible with the existing commercial and office developments to the east and west of the site along the south side of Sahara Avenue. Multiple family zoning allows for a similar intensity of uses to commercial development, such as traffic generation, parking, and massing of buildings. In addition, Laredo Street separates the site and provides a buffer from the single family residential subdivision to

the south. As a result, the density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing uses in the surrounding area.

- 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.*

Utility providers and other agencies provided no indication that the proposed zoning would create a substantially adverse effect on public facilities and services. However, the Clark County School District indicates that Spring Valley High School was over capacity for the 2020-2021 school year and multiple family zoning could increase demand on school facilities.

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

Urban Specific Policy 56 encourages multiple family zoning to be located adjacent to a mix of other land uses including commercial, and Urban Specific Policy 57 encourages multiple family zoning to locate near transit and along road networks that can accommodate higher residential densities. The proposed location for the multiple family zoning district will be located adjacent to a mix of commercial uses along Sahara Avenue, Sahara Avenue includes public transportation, and the right-of-way can accommodate higher residential densities. As a result, the proposed zoning complies with other applicable policies in the Comprehensive Master Plan.

Summary

Zone Change

In conclusion, reduced demand for commercial zoning and increased demand for multiple family residential zoning has indicated a changing trend since the last adoption of the Spring Valley Land Use Plan. Furthermore, the density and intensity of the R-4 zoning district is compatible with the adjacent commercial uses, and there will not be a substantial adverse effect on public facilities and services. Lastly, the proposed multiple family zoning district complies with policies in the Comprehensive Master Plan. As a result, staff can support the zone boundary amendment.

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.

Goals in the Clark County Master Plan Housing element support the use permit for senior housing. For example, Goal 1 encourages development of affordable housing units whenever possible, and Goal 3 encourages a reduced cost burden for households by supporting the creation of affordable housing. Furthermore, the location of the proposed senior housing site, which is along a commercial corridor with access to transit, is consistent with Policy 3, which in part encourages opportunities to support affordable housing in a pedestrian friendly community with access to public transportation and basic amenities, such as grocery stores and healthcare

facilities. Lastly, the location, which is within 500 feet of the City of Las Vegas will not create any negative impacts on infrastructure or adjacent properties. As a result, staff can support the use permits for senior housing and the project of regional significance.

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

Multiple family residential developments are typically 3 or more stories to accommodate the increased demand for housing in the current economic circumstances. The increased building height to 44 feet is appropriate in scale for the width of Sahara Avenue, which is a 150 foot wide arterial street. In addition, the increased building height will not create any negative visual impacts to the mini-warehouse development to the west or the office and commercial complex to the east of Meyers Court. Lastly, the 3 story building transitions to 2 stories on the south side of the site to provide a transition to the single family residences to the south of Laredo Street. As a result, staff can support the waiver of development standards for increased building height.

Waiver of Development Standards #2

The increased wall height along Laredo Street will provide an increased buffer between the proposed affordable, senior housing project and the single family residences to the south. Increasing the wall height to 8 feet along with the additional street landscaping along Laredo Street will also increase compatibility with the single family houses. This is consistent with Urban Specific Policy 45, which encourages design considerations to prevent incompatible noise, lighting, and aesthetic impacts from multiple family developments adjacent to estate residential areas. Therefore, staff can support the request.

Waiver of Development Standards #3a & #3b

Reducing tripping hazards for senior citizens is an important consideration when developing a senior housing complex; however, the proposed project substantially reduces the required landscaping to try and avoid tripping hazards. No landscaping is provided on the west side of the site, and landscaping along the south property line is provided on the south side of an 8 foot block wall with no landscaping adjacent to the parking spaces. Instead of landscape fingers in the parking lot, landscaping could be provided in strips along the western and southern property line adjacent to the parking spaces or grouped into larger landscape areas. Also, landscaping could be provided around the trash enclosure and along the north and south sides of the building to improve the aesthetics and provide environmental benefits. Desert appropriate landscaping reduces dust, noise, glare, and heat. In addition, trees assist with wind control and minimize water run-off onto streets. The large areas of the site along the western and southern parking spaces will be visually unappealing and will contribute to the Urban heat island effect. As a result, staff cannot support waivers of development standards #3a and #3b.

Waiver of Development Standards #3c

Although the landscaping on-site along Sahara Avenue will be reduced, the cumulative area of landscaping (including the landscaping in the right-of-way) will exceed Title 30 standards. A total width of 20 feet (10 feet of landscaping in the right-of-way and 10 feet of landscaping on-site) will provide a visually pleasing street frontage along Sahara Avenue. As a result, staff can support the waiver of development standards to reduce the street landscaping on-site.

Design Review #1

Overall, the layout of the site provides vehicle circulation, parking spaces, and pedestrian access to Sahara Avenue, Meyers Court, and Laredo Street. In addition, amenities include a swimming pool and walking paths for residents. However, the building design is unadorned with architectural features and appears massive and institutional. The design conflicts with Urban Specific Policy 55, which encourages design alternatives and spatial distribution rather than the massing of buildings. Design alternatives for massing include varied elevations, roof forms, and surface planes. Staff recommends a condition to enhance the elevations to be more consistent with the design intent of Policy 55 with desert earth tone colors rather than the proposed red and gray color scheme.

Public Works - Development Review

Waiver of Development Standards #4

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #4 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #5a

Staff has no objection to the reduction in the throat depth for the Meyers Court driveway. Meyers Court should see a low volume of traffic since it terminates in a cul-de-sac just south of Sahara Avenue and it only provides access to the commercial development to the east and to this site. Therefore, staff does not anticipate any traffic safety issues related to the reduced throat depth.

Waiver of Development Standards #5b

Staff has no objection to the reduction in the departure distance from the intersection of Meyers Court and Sahara Avenue to the driveway. Meyers Court should see a low volume of traffic since it terminates in a cul-de-sac just south of Sahara Avenue and it only provides access to the commercial development to the east and to this site. Therefore, staff does not anticipate any traffic safety issues related to the reduced throat depth.

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.

Staff Recommendation

Approval of the zone change, use permits, waivers of development standards #1, #2, #3c, #4, #5, and the design reviews; denial of waiver of development standards #3a and #3b. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 21, 2021 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

If approved:

- Resolution of Intent to complete in 3 years;
- Revise building elevations to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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 30.02.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (trash enclosure doors impede on minimum width).

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 #0356-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GEORGE GEKAKIS, INC.

CONTACT: GEORGE GEKAKIS, INC., 2655 S. RAINBOW BLVD., SUITE 401, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0020</u> DATE FILED: <u>1/19/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>2/23/21</u> PC MEETING DATE: <u>3/16/21</u> BCC MEETING DATE: <u>4/21/21</u> FEE: <u>3,496.50</u>
	PROPERTY OWNER NAME: <u>Apollo Property Holdings, LLC</u> ADDRESS: <u>2675 S. Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-362-0015</u> CELL: _____ E-MAIL: <u>petegeorgis@gmail.com</u>
	APPLICANT NAME: <u>George Gekakis, Inc.</u> ADDRESS: <u>2655 S. Rainbow Blvd., #401</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-364-8027</u> CELL: _____ E-MAIL: <u>ggi@gekakis.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>George Gekakis, Inc.</u> ADDRESS: <u>2655 S. Rainbow Blvd., #401</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-364-8027</u> CELL: _____ E-MAIL: <u>ggi@gekakis.com</u> REF CONTACT ID #: _____


6²⁰
67

ASSESSOR'S PARCEL NUMBER(S): 163-09-501-004

PROPERTY ADDRESS and/or CROSS STREETS: 8007 West Sahara Avenue, Las Vegas, NV 89117

PROJECT DESCRIPTION: Senior Apartments

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



 Property Owner (Signature)*

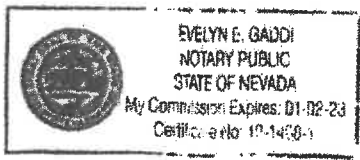
Pete Georgis, AS manager of Apollo Property Holdings LLC

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12.11.2020 (DATE)
 By Pete Georgis

NOTARY PUBLIC: Evelyn Gaddi



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

PROJECT JUSTIFICATION
West Sahara Senior Apartments
8007 West Sahara Ave, Las Vegas, Nv 89117

Description

This new development of senior housing, located at 8007 West Sahara Avenue, Las Vegas, NV 89117, APN #163-09-501-004, on 5.03 gross acres, will provide 174 units of low income, affordable, and market rate rents for independent seniors 55+.

Application and Justification

The development is applying for the following zone change, special use permit, and waivers:

1) Non-Conforming Zone Change

The site is currently zoned for C-1; however, we are applying for a non-conforming zone change from C-1 to R-4 in order to accommodate 174 apartment units, where 196 units are allowed. The open space requirement is 17,400 sf; however, we will provide 40,873 square feet of open space. The parking requirement is 174 spaces; however, we will exceed that requirement by providing 181 parking spaces.

2) Special Use Permit For A Project of Regional Significance

Pursuant to Title 30.16.70, a Special Use Permit For a Project of Regional Significance is sought because the project is (1) designated as Senior Housing 55+, and (2) the site is within 500 feet of the City of Las Vegas. A senior housing development is suitable for this site because it provides a housing need for seniors, it will have minimal impact on the existing streets, and it will have a significant positive financial impact on neighboring commercial businesses.

3) Waiver of Building Height

The development is seeking a waiver of development standards to increase the building height from 35' to 39' feet for the apartment buildings and 35 feet to 44 feet for the decorative architectural towers. West Sahara Senior Apartments will be a three-story apartment complex. The purpose of the 44 foot architecture towers is to provide an aesthetic feature that enhances the overall appearance and design of the building. A 39 foot height waiver is needed on the buildings in order to accommodate for the buildings' infrastructure, which includes fire sprinkler lines, electrical lines, plumbing, and other mechanical devices. Additionally, the additional height permits the air conditioning units to be placed on top of the buildings, which prevents vandalism and shields the units from public display. To be exact, the requested waiver at its highest point is from 35 feet to 44 feet.

4) Waiver Of Parking Lot Landscaping Island Fingers

The development is seeking a waiver for parking lot landscaping island fingers pursuant to Title 30 – Figure 30.64.14. A waiver of landscape island fingers and the accompanying landscape in the parking area is crucial for senior housing because the island fingers are deemed to be trip hazards for seniors. It is considered best practices to eliminate trip hazards in senior housing developments. In fact, recently, we partnered with Nevada H.A.N.D. on Flamingo Pines III, an independent senior housing development, located in Clark County. Flamingo Pines III does not have parking lot landscaping island fingers. A waiver of the landscape island fingers was granted due to the trip hazard for seniors. Our 25 years of experience developing senior housing has provided us with the knowledge necessary to prevent risks and hazards to seniors. Accordingly, rather than providing landscaped island fingers, experience has shown that trees planted between buildings and at sidewalks provide more benefit, such as window shading and line of site screening for residents. Please note, we are not seeking a waiver pertaining to landscaping along the “footprint of the building.”

5) Waiver On Westside Parking Lot Landscaping

Title 30.64.14 requires parking lot landscaping in front of all parking spaces. A waiver is sought for the westside parking lot landscaping requirement. Directly adjacent to the west side of the property is All Storage-Canyon Gate, located at 8055 W. Sahara, a the mini-storage facility. All Storage-Canyon Gate has a 0-lot line and was granted a landscaping waiver. Our parking spaces on the west side will similarly have a 0-lot line with no landscaping. However, the landscaping that would have been placed on the west property line will be distributed to the south and east to provide a buffer, as well as throughout the development to enhance the beautification of the property.

6.) Waiver Reducing Throat Depth

Under Title 30.52 and Uniform Standard Drawing 222.1, a 100 foot minimum throat depth is required for parking lots with 101 to 200 parking spaces. Our property will provide 181 parking spaces, while only 174 space are required. For important reasons, we are seeking a waiver of the throat depth from 100 feet to 36.4 feet on the ingress and 16 feet on the egress. First, the Meyers Court is an optimum entrance for the development because it is 187 feet off of Sahara Avenue. A driveway for the proposed development already exists on Meyers Court. A driveway does not exist for our development on Sahara Avenue. Allowing Meyers Court to be the exclusive driveway for the development will eliminate traffic on Sahara Avenue and avoid the potential stacking of vehicles that would occur if vehicles were entering and exiting the development directly from Sahara Avenue. A singular driveway from Meyers Court eliminates any potential congestion, delays and/or vehicular accidents on Sahara Avenue. Second, the development is a non-gated property, so there is little to no risk of stacking of vehicles. Vehicles will not be waiting at the throat of the driveway for the gate to open, which causes vehicles to back up into a public right of way. With no gate, there will be the free flow of traffic in and out of the property thru the Meyers Court driveway. And, as stated, assuming arguendo that there is stacking, the

vehicles would be stacked onto Meyers Court, which is 187 feet from Sahara Avenue. Third, the development is a senior housing, in which seniors do not typically enter and/or exit the property during peak hours. Therefore, the volume of vehicles at the throat depth at the same time is not the same as in a commercial or multi-family development. The proposed 36.4 foot throat depth on the ingress and 16 foot throat depth on the egress provides sufficient functionality for a senior housing development. Additionally, the location of the 16 foot egress is positioned next to a trash receptacle, so there is no parking place with a vehicle that will be combating the egress of vehicles. Also, most importantly, should there be any stacking of vehicles on the egress, the vehicles will be stacking into the property, not a public right of way. Regarding the ingress, the 36.4 throat depth is greater than the standard minimum 25 foot throat depth. Thus, we respectfully submit that a reduced throat depth from 100 feet to 36.4 feet on the ingress and 16 feet on the egress is justified to avoid contributing to congestion on Sahara Avenue and based on the nature of the proposed development—a non-gated senior housing.

7.) Waiver Increasing Wall Height

The development is seeking a waiver of development standards to increase the concrete masonry unit (“CMU”) wall along Laredo Street from the maximum 6 foot allowable height to an 8 foot high wall. Specifically, as shown on the site plan, keynote 14, there will be an 8 foot high wrought iron mangate with perforated metal privacy screen along Laredo Street. The purpose of the increased wall height is to provide the residential neighbors on south side of Laredo Street with additional privacy. The additional two feet in wall height will ensure that residents of the apartment development will not be able to look into the backyards and/or windows of the neighbors on the south side of property.

8.) Waiver Decreasing Landscaping On Property Line Along Sahara Avenue

The development is requesting a waiver of development standards from 15 feet of landscaping behind the property line along Sahara Avenue to 10 feet behind the property line. A waiver allowing 10 feet of landscaping behind the property line along Sahara Avenue is necessary in order to provide the required fire access throughout the entire property. Also, a waiver provides increased landscaping buffer for the residents who reside in the housing development on south side of Laredo Street. Specifically, 24 inch box trees will be planted on Sahara Avenue 20 feet on center. Additionally, a 10 feet waiver is consistent with adjacent developments from Buffalo Drive to Cimarron Road, which have decreased landscaping along their property lines. In fact, many of the developments have only 5 feet of landscaping behind their property line. We are only requesting a waiver of 5 feet.

9.) Waiver Of Landscaping Improvements Between The Back Of The Sidewalk And The Property Line Along Sahara Avenue

The development is requesting a waiver of development standards to allow for non-standard improvement of landscaping between the back of the sidewalk and the property

line along Sahara Avenue. Specifically, there will be a 10 feet wide bermed landscape strip between the back of the sidewalk and our property line along Sahara Avenue. By creating a landscape berm the storm drain water will comply with the drainage study. The increased landscaping will help capture and prevent debris from running into the street. A waiver allowing for the landscape berm will be consistent with the adjacent properties from Buffalo Drive to Cimarron Road, which also have landscape berms. Of course, it is understood that Clark County and/or NDOT reserves the right to conduct street improvements, which could result in the removal of the landscape berm.

10.) Design Review For The Affordable Senior Housing Project

The West Sahara Apartments is designed as an affordable three story senior housing project. The development will offer 174 quality units, comprised of one and two-bedroom units. The design encourages seniors to stay healthy and active. The development will offer centralized amenities and services, including an outdoor solar-heated pool and in-ground spa, recreational clubhouse with full kitchen, computer room, wellness room, fitness room, library/media room, and billiards area. The architecture of the building is aesthetically pleasing and takes into consideration lighting and color schemes. As the senior population of Clark County increases, the need for more senior housing similarly increases. The project's design addresses the mobility, socialization and medical needs of seniors. The West Sahara Apartments complements and is compatible with the surrounding neighborhood. Surrounding businesses welcome new residents and are encouraged that the residents will help to stimulate the economy. Thus, it is apparent that the design of the project is appropriate for the area.

11.) Design Review Waiver To Increase Finished Grade From 2,559 To 2,562

The development is requesting a waiver of development standards to increase the finished grade up to 36 inches where 18 inches is the maximum allowable grade. Specifically, the existing grade is 2,559; however, the finished grade will be 2,562. The purpose of increasing the grade by 3 feet is to balance the site for accessibility. There is a difference in the existing grade on the east side of the property, which is 8 feet lower than the west side. Therefore, the building must be properly balanced.

12.) Departure Distance Waiver To Decrease The Departure Distance From 190 Feet To 162 Feet

The development is requesting a waiver of development standard to reduce the departure distance from the minimum requirement of USD 222.1 of 190 feet to 162 feet. Myers Court is a not a through street, but rather a cul-de-sac; therefore, there the amount of traffic will not be a substantial then if Myers Court was a through street. Additionally, Myers Court is a pre-existing street that is not subject to modification by the developer. Also, the reduction is only 28 feet, which is not a significant waiver of a departure distance, particularly under the circumstance of a senior community utilizing Myers Court—a cul-de-sac.

Summary

Affordable senior housing is a critical issue across the nation. The need for affordable senior housing is even more pronounced in Clark County, Nevada due to the growing number of seniors migrating to Clark County, making it one of the fastest-growing retirement populations in the United States. Nevada's Consolidated Plan goal is to provide more affordable housing to meet the underserved, including seniors, who comprise more than 90,000 renter households that are considered extremely low income.

Accordingly, this development will meet the challenge by providing new, quality housing for the area as well as serving as a stimulus to neighborhood businesses. It will be the first infill parcel to address the shortage of affordable and market rate housing in this area.

Developer George Gekakis, Inc. (GGI), with more than 25 years' experience in developing and managing affordable senior housing. GGI currently owns and manages more than 1,000 units of affordable housing and is committed to providing affordable housing to low- income seniors in the Southern Nevada area. GGI continues to deliver award-winning projects that exceed market expectations.

In addition to senior housing, GGI has more than forty years of experience in the development, construction, and management of custom residential homes and commercial properties. GGI's properties successfully serve the needs of its residents and enhance the surrounding neighborhood by adding to its value and diversity.

This new community is justified and will advance the goal of Clark County's Consolidated Plan. The site is ideal for senior housing because it is a low impact use and the residents will have access to services in close proximity, such as pharmacy, grocery, medical and dental, retail, restaurants/food service, banking, public transportation and employment opportunities. The use of senior housing is consistent with public health and safety, with its location in walking distance from existing services.

03/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-09-501-004

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of government patent easements. The easements to be vacated include 33 feet along the west property line, 3 feet along the south property line adjacent to Laredo Street, and 33 feet along the east property line south of the Meyers Court cul-de-sac. Also, along the east property line, a 3 foot wide patent easement will be vacated adjacent to Meyers Court north of the cul-de-sac.

According to the applicant, the vacation and abandonment of the easements are necessary to develop the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Commercial Neighborhood	C-P & C-1	Office & retail complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Neighborhood	C-1	Mini-warehouse facility

Related Applications

Application Number	Request
NZC-21-0020	A nonconforming zone change to reclassify the site to R-4 zoning for a senior living affordable housing project 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.

Public Works - Development Review

Staff has no objection to the vacation of patent 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GEORGE GEKAKIS

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL
ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (ve)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-21-0027
 PLANNER ASSIGNED: JCT
 TAB/CAC: SPRING VALLEY
 PC MEETING DATE: 3/16/21
 BCC MEETING DATE: 4/21/21
 FEE: \$875

DATE FILED: 1/19/21
 TAB/CAC DATE: 2/23/21

6:30 pm

PROPERTY OWNER

NAME: Apollo Property Holdings, LLC
 ADDRESS: 2675 South Jones Boulevard, #209
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702-362-0015 CELL:
 E-MAIL: petegeorgis@gmail.com

APPLICANT

NAME: George Gekakis Inc
 ADDRESS: 2655 South Rainbow Boulevard, Suite 401
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702.364.8027 CELL:
 E-MAIL: ggi@gekakis.com REF CONTACT ID #:

CORRESPONDENT

NAME: Bruce Stratton P.L.S.
 ADDRESS: 6765 W. Russell Road Suite 200
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 702.798.7978 CELL:
 E-MAIL: bruce.stratton@lmeng.com REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 163-09-501-004

PROPERTY ADDRESS and/or CROSS STREETS: 8007 West Sahara Avenue LV NV 89117

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

Property Owner (Signature)*

STATE OF NEVADA COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12.11.2020 (DATE)

By PETE GEORGIS

NOTARY PUBLIC: Evelyn E. Baddi

Pete Georgis, as manager of Apollo

Property Owner (Print)

Property Holdings LLC



EVELYNE BADDI
NOTARY PUBLIC
STATE OF NEVADA

My Commission Expires: 01-02-23
Certificate No: 19-1408-1

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

LARRY R. NELSON, P.E.
President

January 11, 2021

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

**Reference: Justification Letter for the Vacation of the Patent Easement
for APN# 163-09-501-004 (Patent #1216252)
Clark County Recorder's Office Document 287:232648**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the southwest corner of Meyers Ct. and W Sahara Ave.

We are proposing to vacate patent easement #1216252, which was recorded in the Clark County Recorder's Office as Document 287:232648. This patent easement was granted as part of the land grant for said subject property and is no longer needed. Where Public R.O.W will be dedicated in the future for Laredo St. and for Meyers Ct. the Patent Easement will not be vacated. The attached Legal Description and Exhibit reflect the area(s) to be vacated as part of the development.

We feel that this development and the proposed vacations are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this patent easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.
Vice President/Civil Department Manager

NEVADA

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03/16/21 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

SUNSET RD/RAFAEL RIVERA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0038-UL215, LLC ETAL & UW215, LLC:

ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening loading docks; 2) increase sign height; 3) increase animated sign area; 4) alternative perimeter landscape and screening; 5) non-standard improvements within right-of-way; 6) waive the sidewalk requirement along Rafael Rivera Way; 7) allow an attached sidewalk along portions of Sunset Road; and 8) modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District.

Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJK/xx (For possible action)

RELATED INFORMATION:

APN:

176-05-510-002 through 176-05-510-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a loading dock area to not be screened from right-of-way (Rafael Rivera Way).
2. Increase the height of a freestanding sign to 70 feet where a maximum height of 28 feet is permitted per Section 30.48.680 (a 150% increase).
3. Increase animated sign area to 576 square feet where a maximum area of 70 square feet is permitted per Section 30.48.680 (a 723% increase).
4.
 - a. Allow an alternative perimeter landscape area and retaining wall on-site adjacent to Rafael Rivera Way where a 15 foot minimum landscape area is required per Section 30.48.660 and screening per Section 30.64.020.
 - b. Allow an alternative perimeter landscape area on-site adjacent to Sunset Road where a 15 foot minimum landscape area is required per Figure 30.64-17.
5.
 - a. Allow proposed landscaping in the Sunset right-of-way between the proposed driveway and Riley Street where not permitted per Chapter 30.52.
 - b. Allow a proposed retaining wall in the slope easement along Rafael Rivera Way where not permitted per Chapter 30.52.
6. Waive requirements for sidewalks adjacent to Rafael Rivera Way where required per Chapter 30.52.

7. Allow an attached sidewalk along portions of an arterial street (Sunset Road) where a detached sidewalk is required per Figure 30.64-17.
8. Reduce throat depth for a driveway along Sunset Road to a minimum of 43 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 57% reduction).

DESIGN REVIEWS:

1. For a furniture distribution center.
2. For a comprehensive sign plan.
3. Increased finished grade to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 6555 S. Riley Street
- Site Acreage: 18.7
- Project Type: Furniture distribution center
- Number of Stories: 1 & 2
- Building Height (feet): 47
- Square Feet: 93,042 (retail showroom); 180,180 (warehouse distribution)
- Parking Required/Provided: 281/285

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on December 17, 2020, as required by the nonconforming amendment process. All owners within 1,500 feet of the project site were notified about the meeting. There were no attendees present at the virtual (Zoom) meeting for this item. As such there were no comments or questions.

Site Plans

The plans depict a proposed 273,222 square foot furniture distribution center (Ashley Home Store) consisting of a single building located in the central portion of the site and 3 future retail pad sites located to the east along Riley Street (a private drive aisle). The site is bounded by public right-of-way on 3 sides of the development. Access to the site is provided by 1 driveway on Sunset Road, 2 driveways on Riley Street. No access is shown on Rafael Rivera Way. Parking for the facility is spread out through the site and meets the CMA Design Overlay standards. The building is set back 97 feet from Sunset Road, 179 feet from Riley Street, 117 feet from Rafael Rivera Way. Loading areas and trash enclosures are located on the west side of the building. The service area that contains overhead doors and loading docks is not technically screened from the CC 215 frontage road (Rafael Rivera Way); however, the site is depressed by approximately 16 feet. A total of 285 parking spaces are provided where 281 parking spaces are required.

Landscaping

Waivers of development standards are being requested to allow for an alternative landscape plan to accommodate the existing approved and constructed conditions. Some landscaping is provided along Rafael Rivera Way; however, due to the severe slopes, additional landscaping and sidewalk could not be provided. Trees along Riley Street are typically 60 feet on center with tree clusters at the corners and entry points. Where trees are provided on Rafael Rivera Way, they are 60 feet on center. Also, alternative landscaping to accommodate the existing approved and constructed conditions is being requested along Sunset Road. Trees are typically 30 feet on center with tree clusters at the corners and entry points and groundcover is provided at 50 percent per Code. The pad site parking lot landscaping will be addressed in the future. A 6 foot decorative retaining wall that is set back 11 feet from property line runs along Rafael Rivera Way. The wall is needed to accommodate the elevated road system. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building will be 47 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal ribbon panels and metal canopies over the doorways. The height of the building varies from 45 feet to 47 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the west side of the building.

Floor Plans

The plans show the building will consist of a 93,042 square foot office/showroom (first floor 49,082 square feet; second floor 43,960 square feet) where customers can come view and select furnishing for their respective projects, with the remaining area 180,180 square feet being utilized for distribution warehouse activities.

Signage

This site is in the CMA Design Overlay District and as such signage requires approval as part of a design review. This request is for the distribution warehouse site and depicts the location, height, square footage, and materials being used. The sign types within this submittal package consists of freestanding, monument, canopy, and wall signs.

The plan depicts a 70 foot high freestanding sign on Rafael Rivera Way and a monument sign on Riley Street. The 70 foot high freestanding sign is located on the southwest portion of the site. The sign is double face which includes a 576 square foot animated video display near the center of the main sign face. The overall sign area is 864 square feet and is oriented in a north/south direction. The 10 foot high monument sign is located at the main driveway entrance onto Riley Street and is 70 square feet in area. Both the wall signs and freestanding sign have elements that are compatible with the materials used for the building in the complex and will consist of internally illuminated cabinets and panel channel letters.

Applicant's Justification

The applicant indicates the proposed Ashley Furniture Home Store and distribution facility on this site is appropriate given the proximity to CC 215 and Sunset Road. The use is consistent

and compatible with the surrounding area. The area along the CC 215 has seen many changes in land use from commercial uses to light industrial and distribution warehouse uses. In addition, M-D zoning can be found along Sunset Road heading east of the subject site. This project will bring significant employment and provide much needed services to the growing southwest section of Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0690-17	Modifications to an approved commercial center	Approved by BCC	October 2017
UC-0694-17	Allowed a temporary outdoor commercial event (San Gennaro Feast) - expired	Approved by BCC	September 2017
UC-0121-17	Commercial center	Approved by BCC	April 2017
WS-0896-16	Retail center on the northeast corner of the parcel	Approved by BCC	March 2017
UC-0895-16	Hotel on the northwest corner of the parcel - expired	Approved by BCC	March 2017
WS-0107-16	A parking lot in conjunction with the IKEA store	Approved by BCC	April 2016
WS-0107-15	Off-site improvement requirements in conjunction with an approved commercial timeshare development - expired	Approved by BCC	April 2015
TM-0112-14	1 lot commercial subdivision on 20.4 acres	Approved by PC	September 2014
DR-0082-14	Commercial timeshare development and signage - expired	Approved by BCC	April 2014
ZC-0613-04	Zone boundary amendment to C-2 zoning for a future commercial development - this zone boundary amendment zoned most of the site	Approved by BCC	May 2004
ZC-1749-00	Zone boundary amendment to C-2 zoning on a portion of the site	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac), Commercial General, & Business and Design/Research Park	R-4, C-2, & U-V	Office component of a developing horizontally mixed-use development & undeveloped
East	Commercial Tourist	C-2	IKEA store
South & West	CC 215, Major Development Project, & Commercial Tourist	CC 215, H-1, R-2, & R-E	CC 215 (Rafael Rivera Way frontage road) & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The distribution warehouse is located adjacent to an existing large scale retail business (IKEA) and since 2014, several parcels located north of the CC 215 along Sunset Road that were designated for commercial development in the land use plan have been reclassified into Business Design Manufacturing land uses. In addition, M-D zoning can be found along Sunset Road heading east of the subject site. The proposed project is appropriate for a location bounded on 2 sides by the CC 215.

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.*

The density and intensity of the use being proposed by this amendment is compatible with the existing and planned land uses in the area. The project in terms of scale, intensity, and density are compatible with the adjacent development (IKEA Outlet) located adjacent to the site. Furthermore, the overall site has been designed to minimize impacts on the surrounding commercial land uses. The site has immediate access to Sunset Road, which connects to the frontage road to the CC 215 entrance ramp.

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 zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The facility will take advantage of the adjacent CC 215 for any traffic and will utilize existing infrastructure. There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a commercial development.

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

Pursuant to the policies of the new Urban Land Use Policies, Policy 10 “encourages site design to be compatible with adjacent land use and off-site circulation patterns.” The site is located adjacent to existing commercial development with quick access to Sunset Road and the CC 215. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific industrial policies of the Comprehensive Master Plan. Industrial Policy 100 requires developments to be complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, and adjoining land uses and densities should be considered and integrated into industrial developments. The buildings are designed to blend well with the existing to the east. The buildings have been oriented in such a way to ensure the loading areas and ramps are located near the center of the site, buffered by the sloped berm of the CC 215.

Summary

Zone Change

The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in this area. The proposed project complies with other goals and policies within the Clark County Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary 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 (Loading Area)

The loading areas and ramps are located near the center of the site and buffered by the sloped berm of the CC 215. The site is depressed from the frontage road (Rafael Rivera Way) and varies from 2 feet to 16 feet with slopes of up to 40 percent. Landscaping is provided where possible; however, a screen wall is not practical and would create a canyon effect along Rafael Rivera Way with walls over 12 feet in height. The loading docks will be significantly lower than the roadway and direct line of sight is not possible. Therefore, staff can support this portion of the request.

Waiver of Development Standards #2 (Sign Height)

Staff does not typically support a request to increase the height of freestanding signs within the CMA Design Overlay District adjacent to the CC 215. In 2014, IKEA outlet had a freestanding sign approved at a maximum height of 108 feet. Since 2005, there have been a number of

different automobile dealerships and shopping centers along the CC 215 that were approved to increase the height of freestanding signs. The site is approximately 16 feet below the grade of Rafael Rivera Way; therefore, staff can support the sign height if limited to 70 feet.

Waiver of Development Standards #3 (Sign Animation)

Staff finds that the proposed size of the freestanding sign and amount of animation is not consistent with the intent of the CMA sign regulations. The animated portions of the sign exceed the allowable standard for animation in the CMA by 723 percent. Staff does not support waivers in the CMA without mitigating circumstances. In the CMA, the intent is to discourage signs which contribute to visual clutter of the streetscape and ensure that signage enhances the overall development and the immediate area. The proposed request for sign area and animation is excessive and is not compatible with the surrounding area; therefore, staff cannot support this portion of the request.

Waiver of Development Standards #4 & #7 (Perimeter Landscape and Screening)

The alternative landscaping and screening that will be provided with this project is visually appealing and provides an adequate amount of plant material to meet the intent of Code. Slopes created by a difference in grade between this site and the road surface of the frontage road make landscaping and sidewalk impractical. Furthermore, other projects including the IKEA site have been approved to modify landscape and screening requirements from Code. Therefore, staff can support this portion of the request.

Design Reviews #1 & #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. The design of the proposed distribution center and signage (excluding the animation portion of the request) complies with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed building is also complementary to the existing IKEA outlet site located to the east of the project site; therefore, staff can support this portion of the request.

Staff Recommendation

Approval of the zone change; waiver of development standards #1, #2, #4, and #7; design review #1 & #2; denial of waiver of development standards #3. **(PW recommending on WS #5 #6 #8, and DR #3).** This item will be forwarded to the Board of County Commissioners' meeting for final action on April 21, 2021 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

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (portions of site included in this scope may not allow access to future pads); and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2021 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HODGDON GROUP REALTY, INC

CONTACT: G.C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

03/17/21 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT
(TITLE 30)

BUFFALO DR/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400013 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:

USE PERMIT THIRD EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District.

Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-03-101-009; 176-03-101-019

USE PERMIT:

Modify the pedestrian realm due to a substantial grade differential between this site and the adjacent rights-of-way (Buffalo Drive and Rafael Rivera Way).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit non-standard improvements (landscaping and a sculpture) within the right-of-way being the cul-de-sac at the terminus of Tioga Way.
2. Increase the length of the cul-de-sac for Tioga Way to 704 feet where 500 feet is the standard (a 40.8% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.9
- Number of Units: 421
- Density (du/ac): 42.5
- Project Type: Mixed-use development
- Number of Stories: 4
- Building Height (feet): 50

- Open Space Required/Provided: 2.4 acres/5.1 acres (includes 2.2 acres public plaza)
- Square Feet: 714 to 1,352 (residential units)/3,200 (commercial)
- Parking Required/Provided: 716/710

Site Plans

The previously approved plans depict a proposed mixed-use development consisting of 2 buildings with residential and commercial components. This project will have 421 units with a density of 42.5 dwelling units per gross acre. The site is located on the northeast corner of Buffalo Drive and Rafael Rivera Way with access provided from Tioga Way, which terminates into a cul-de-sac at the northeastern portion of the site. The proposed cul-de-sac for Tioga Way will be approximately 704 feet in length which requires approval of a waiver of development standards. The buildings are in the central portion of the site and separated by a private drive aisle and pedestrian plaza. A private drive aisle/fire lane circles the buildings, and adjacent to this drive aisle/fire lane is a modified pedestrian walking/jogging path which is also part of the pedestrian realm. Parking garages with 4 levels are incorporated into the design of the buildings. Surface parking spaces are located between the 2 buildings. The plans indicate a total of 710 parking spaces are being provided where 716 spaces are required. The site will be within a half mile of an RTC transit stop, which allows a reduction in parking with the approval of a use permit.

Landscaping

This project has 2.4 acres of open space. The approved plans depict 5.1 acres of open space which includes 2.9 acres of passive and active areas and a 2.2 acre public plaza to allow for the density bonus. This open space includes courtyards with a swimming pool and wading pool in the center of the building, plazas, and seating areas. Additional open space includes a modified pedestrian realm which includes a jogging path and exercise stations. The pedestrian realm will be a minimum of 18 feet in width and include an 8 foot wide jogging/walking path and an amenity area consisting of landscaping, exercise stations, and seating areas. Due to the difference in grade between the site and adjacent public streets, the modified pedestrian realm will be located on-site at the base of the slope. The sloped areas adjacent to the streets are landscaped and provide passive open area. Additional on-site landscaping is provided adjacent to the buildings and within the courtyard areas. The plans also depict a landscape area in the center of the cul-de-sac for Tioga Way which is considered as non-standard improvements within the right-of-way.

Elevations

The previously approved plans depict buildings that are 4 stories with a maximum height of 50 feet and have a pitched roof with concrete tile roofing material. Each side of the buildings include balconies for the dwelling units, recesses and pop-outs, and window treatments to enhance the architecture. The exposed portion (north side) of the parking garage is enhanced with window treatments and other architectural features to blend in with the architectural design of the rest of the buildings.

Floor Plans

The buildings consist of 421 dwelling units, which include 245, one bedroom units, and 176, two bedroom units. The previously approved plans indicate the units will range in area from 714 square feet to 1,352 square feet. The first floor of the buildings will include leasing offices and a total of 3,200 square feet of commercial area. The remaining floors of the buildings will consist of dwelling units.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400048 (UC-0906-15):

Current Planning

- Until April 6, 2020 to commence.
- 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

- Applicant shall apply for and have approved and recorded, a vacation of right-of-way and easements that interfere with the proposed development;
- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400227 (UC-0906-15):

Current Planning

- Until April 6, 2019 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0906-15:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a public cul-de-sac at the proposed south end of Tioga Way;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way (landscape and structure in the median of the cul-de-sac);
- Fire Department approval of the over-length cul-de-sac.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters of the residential units, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters of the residential units, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For the residential units, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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 at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant indicates that a third extension of time is needed because they have encountered delays. The applicant was faced with a significant drainage easement issue and needed to do a design change to the buildings. The COVID-19 pandemic has also slowed processing times for permits and construction. The applicant indicates they will apply for building permits soon, but an extension of time is needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by RC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacation of patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to an approved mixed-use development	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to U-V zoning for a mixed-use development	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Retail complex, office/warehouse building, & undeveloped
South	Business and Design/Research Park	C-2 & R-E	Undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Business and Design/Research Park	R-E, R-4, C-2	Office building & 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.

Building department records indicate that the applicant has applied for building permits, BD-19-04185, BD-19-04187, and BD-19-04188 in 2019 which are still in review. Staff also understands that the applicants' progress on this project has been delayed by the recent COVID-19 pandemic; therefore, staff can support this request. However, due to the lack of considerable progress, this is the last extension of time staff will support.

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 April 6, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions;
- Right-of-way dedication to include a portion for Rafael Rivera Way.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KAEMPFER CROWELL

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

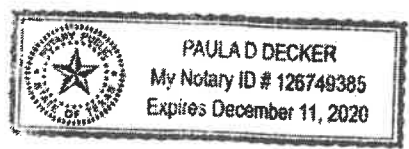
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0906-15</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400013</u> DATE FILED: <u>1/26/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2/23/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/17/21</u> <u>6:30PM</u> FEE: <u>\$ 900</u>
	PROPERTY OWNER NAME: <u>Buffalo Las Vegas Land, LLC</u> ADDRESS: <u>1605 LBJ Freeway, Suite 700</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Transcontinental Realty Investors</u> ADDRESS: <u>1603 LBJ Freeway Suite 800</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-03-101-009 and 019
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo/215
 PROJECT DESCRIPTION: _____

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

Property Owner (Signature)* [Signature] Bradford A. Phillips
 Property Owner (Print)

STATE OF Texas
 COUNTY OF Tarrant
 SUBSCRIBED AND SWORN BEFORE ME ON November 11, 2020 (DATE)
 By Bradford A. Phillips
 NOTARY PUBLIC: Paula D. Decker



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

03/17/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

SUNSET RD/KARMS PARK CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0039-ACHC, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit parking lots that contain 250 or more parking spaces; 3) permit an attached sidewalk (Sunset Road) where a detached sidewalk is required; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) distribution center; 2) parking lot expansion; 3) alternative parking lot landscaping; and 4) finished grade on 24.6 acres in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the west side of Karms Park Court within Spring Valley (description on file). MN/md/jd (For possible action).

RELATED INFORMATION:

APN:
163-35-801-006; 163-35-801-012; 163-35-801-027; 163-35-812-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Permit parking areas with 100 or more spaces where large parking areas of 100 spaces or more shall be designed as a series of smaller, connected parking courts or lots that are dispersed throughout the site per Section 30.48.660.
- b. Allow modified landscape and screening requirements (14.5 landscape area without a wall) along a public street (Karms Park Court) for loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking per Section 30.48.660.
2. Permit parking lots with 250 or more parking spaces where large parking lots with 500 or more parking spaces shall be divided into well landscaped, smaller sub-area parking lots that contain 250 or fewer parking spaces per Section 30.60.050.
3. Permit an attached sidewalk (Sunset Road) with landscaping where a detached sidewalk with landscaping is required per Figures 30.64-17 and 30.64-18.
4. Reduce throat depth to 8 feet where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).

DESIGN REVIEWS:

1. Distribution center.

2. Parking lot expansion.
3.
 - a. Alternative parking lot landscaping.
 - b. Permit diamond planters where landscape finger islands are required per Figure 30.64-14.
4. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6330 W. Sunset Road
- Site Acreage: 24.6
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 208,819
- Parking Required/Provided: 105/744

Site Plan

This is a request to convert an existing office/warehouse building to a distribution center. A conforming zone change from R-E to M-D zoning for a parking lot expansion is proposed at the southeast corner (APN 163-35-801-012) of the site. The existing building is set back 70 feet from the south property line adjacent to Sunset Road, 173 feet from the west property line, 548 feet from the east property line along Karms Park Court, and 599 feet from the north property line adjacent to Post Road. Four dock-high, overhead roll-up doors, are proposed along the east side of the building, oriented towards Karms Park Court. However, 3 dock-high doors will be screened from Karms Park Court by the existing buildings to the east of the project site, while only 1 door will be partially visible from the public right-of-way, necessitating the request for modified street and landscape standards for screening purposes. Designated loading areas for tractor trailers are located along the northwest portion of the building, and are screened from Sunset Road by the existing building and street landscaping. Two designated queuing areas for vans, in 5 space by 5 space columns, are located along the north side of the building. Two designated loading areas for vans, in 5 space by 5 space columns, are located along the east side of the building. Parking courts are distributed to the north, northeast, southeast, and west of the distribution center, and require a waiver of development standards as more than 100 parking spaces are located in each area. The north parking court, consisting of 290 van parking spaces, consists of 2 pedestrian walkways within the parking area measuring 8 feet in width and 2 walkways measuring 6 feet in width. The 4 parking courts are interconnected throughout the site through a series of 6 foot and 8 foot wide pedestrian walkways connecting to the principal entrance to the building. The distribution center requires 105 parking spaces where 744 parking spaces are provided (245 automobile spaces and 499 van spaces). The required trash enclosure is located at the northwest corner of the distribution center. Access to the project site is granted via 2 existing commercial driveways along Sunset Road, requiring a waiver of development

standards to reduce throat depth to 8 feet. Two commercial driveways are also provided along Post Road and Karms Park Court. Existing and proposed 5 foot wide sidewalks are proposed along Sunset Road and Karms Park Court, while a 5 foot wide detached sidewalk is proposed along Post Road. A waiver of development standards is required to permit the proposed attached sidewalk located at the southeast corner of the site, adjacent to Sunset Road. Cross-access is provided at the northeast corner of the project site to the existing development to the east. Two detention basins are located immediately to the north of the distribution center, and a single basin is located at the northeast corner of the site. A design review is requested to increase finished grade to a maximum of 48 inches in the van queuing and loading areas immediately to the north and east of the building.

Landscaping

The plans depict an existing and proposed 5 foot wide attached sidewalk located adjacent to Sunset Road. A 15 foot wide landscape area is located behind the attached sidewalk, consisting of 24 inch box trees, shrubs and groundcover. A 5 foot wide attached sidewalk is located adjacent to Karms Park Court, and features a 14.5 foot wide landscape area consisting of a double row of 24 inch box trees, shrubs, and groundcover. A 5 foot wide detached sidewalk, located within a 20 foot wide landscape area, is located adjacent to Post Road. The landscape area features an intense buffer consisting of a double row of large, 24 inch box evergreen trees planted between the north parking lot and Post Road. In lieu of providing the required amount of landscape finger islands within the interior of the site, specifically within the north and northeast parking courts, the required trees have been distributed throughout the interior and perimeter of the project site. The development requires 208 trees within the interior parking lot and street landscape areas. The plans depict a total of 662 medium and large trees equitably distributed throughout the interior and perimeter of the project site. A second design review for alternative parking lot landscaping is required for the 2 proposed diamond planters located within the parking area, immediately to the southeast of the building.

Elevations

The existing building ranges in height from 32 feet to 38 feet, to the top of the parapet wall that screens the rooftop mounted equipment. The east elevation of the building will be modified to include 4 proposed dock-high, overhead roll-up doors and a 19 foot high metal roof deck/canopy that provides shade for the van loading areas. The metal roof deck/canopy extends 420 linear feet along the east elevation of the building, extending 55 feet from the building. The south elevation, oriented towards Sunset Road, features an aluminum storefront window system on the east half of the building. The west elevation features 15 existing dock-high roll-up doors. All 4 sides of the building are constructed with concrete tilt-up panels with varying contrasts of gray and white paint.

Floor Plans

The plans depict a distribution center consisting of 208,819 square feet, of which 14,750 square feet is allocated for accessory office space. The accessory office space consists of restroom facilities, breakroom, locker rooms, associate entry and screening area, janitor's closet, training room, and miscellaneous other rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the M-D zoning would conform to the parcel's existing designation as a Business and Design/Research Park Planned Land Use per the Spring Valley Land Use Plan. Furthermore, existing industrial buildings abut the subject site both to the east and west. The proposed change does not establish an undesirable precedent and conforms to surrounding properties, which are zoned commercial and industrial (primarily M-D and C-3). The applicant desires to construct an attached sidewalk at the southeast portion of the site to match the existing 5 foot wide attached sidewalks to the east and west of the development, along Sunset Road.

Due to existing site topography and proposed grading to accommodate functional slopes at loading areas, it is necessary to increase grade more than 18 inches in certain site areas from existing grade. Grade is increased by a maximum of 48 inches in the north portion of the site within the van loading area and also 48 inches in the east portion of the site within the van loading area.

According to the applicant, 1 large canopy tree for every 6 parking stalls has been applied to the current site plan. However, the van parking areas do not meet this requirement and additional planting have been provided along Post Road, Karns Park Court, and Sunset Road to improve overall planting counts without sacrificing maneuverability and circulation for the tenant's "Sprinter" vans. Two 7 feet by 7 feet diamond-shaped landscape planters are used within the interior of the parking lot. All 4 adjacent parking stalls to the diamonds are 10 feet wide by 19 feet long. The diamonds are applied for additional screening of the van loading area and to meet the requirement for a landscaping finger or diamond planter every 6 stalls.

All new entry points from Post Road and Karns Park Court meet a minimum of 100 foot throat depth. Entries from Sunset Road, one of which is 8.5 feet (the most extreme reduction), are existing and will be reused as-is.

Parking lots that exceed the maximum 250 stalls are well landscaped and the parking lot areas are separated by multiple zones of lush landscaping with plantings well in excess of minimum requirements. The e-commerce company that will be utilizing this building has very specific "prototype" parking/circulation requirements, and we have revised the site plan to conform to Clark County Standards as much as possible. Parking counts are driven by the tenant's corporate parking and circulation requirements. The "100 space parking area" maximum cannot be achieved due to these requirements as well as physical site constraints. However, efforts have been made to provide proper screening with intense buffer to all perimeter landscaping to screen parking lots from public view. 24 inch box trees were used with 20 feet on-center spacing. Layered shrub planting in lieu of landscape walls applied at the perimeter to satisfy the screening requirement. The main loading dock for semi-trucks is located in the back of the building in the Northwest corner of the structure and is mostly screened from any public street and residential use. Van loading on the east façade of the building is visually blocked by the adjacent existing 4 buildings off of Karns Park Court. Additionally, the various parking fields along with the associated landscaping provide additional required screening.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0321	Reclassified a 2.5 acre portion of the project site from R-E to M-D zoning for future industrial development	Approved by BCC	September 2020
ZC-0603-06	Reclassified a 5 acre portion of the project site from R-E to M-D zoning for future industrial development	Approved by BCC	July 2006
ZC-0023-03	Reclassified a 17.1 acre portion of the project site from R-E & M-D to M-D zoning for future industrial development; design review for existing warehouse building	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship & undeveloped
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse & warehouse buildings
West	Business and Design/Research Park	M-D	Distribution 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

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcel immediately to the west of the site is a distribution center with M-D zoning. The parcels immediately to the east of the project site, consisting of warehouse buildings, are also zoned M-D. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse office developments are designed to assure minimal impact on the surrounding areas and land uses. Staff finds that the request should have minimal to no impact on the surrounding area and land uses; therefore, recommends approval.

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

Industrial Policy 102 of the Comprehensive Master Plan states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. Staff finds the 14.5 foot wide landscape area, including the double row of trees, will adequately screen the overhead roll-up doors located on the east side of the building from Karms Park Court. Karms Park Court, which terminates in a cul-de-sac, primarily serves as a thoroughfare for access to several office/warehouse buildings immediately adjacent to the project site. Allowing the loading docks to face Karms Park Court will have minimal to no impact on the surrounding land uses; therefore, staff can support this request.

Waiver of Development Standards #3

Staff does not object to the proposed attached sidewalk along Sunset Road, located at the southeast corner of the project site. The 5 foot wide attached sidewalk matches the existing attached sidewalks to the east and west of the project site. Furthermore, the existing building was constructed with a 5 foot wide attached sidewalk along Sunset Road. A 15 foot wide landscape area, with a double row of 24 inch box trees will be planted within the landscape area behind the attached sidewalk; therefore, staff recommends approval of this request.

Design Reviews #1 and #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds the design of the existing building complies with the intent and requirements of the CMA Design Overlay District. The distribution center complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the distribution center is compatible with, and complementary to, the industrial buildings located to the east and west of the project site. The addition of the overhead, roll-up doors along the east side of the building are appropriately screened from the public right-of-way and adjacent developments. Parking lot landscaping, consisting of 24 inch box trees, is equitably distributed throughout the interior of the project site; therefore, staff can support these requests.

Waiver of Development Standards #2 and Design Review #3

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the project site and complies with Business and Research Park Policy 96 that encourages screened parking areas and extensive landscaping. The distribution center requires 208 trees for the street landscape and interior parking lot areas. The site has been designed to include an additional 454 trees (662 trees overall) that will be distributed throughout the interior of the development. Staff finds the proposed landscaping will reduce the "heat island" effect, and improve the aesthetics of the project site and the surrounding area. The parking lot area north of the distribution center, and immediately south of Post Road,

consists of 290 van parking spaces. However, 33 twenty-four inch box trees, in addition to two, 8 foot wide and two, 6 foot wide pedestrian walkways have been provided within the interior of this parking area. Staff finds the multiple pedestrian walkways, and the interior parking lot trees, provide appropriate mitigation to the requested waiver of development standards; therefore, staff recommends approval of these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the throat depth for the Sunset Road commercial driveways. Both of the commercial driveways exist as previously approved.

Design Review #4

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.

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

- 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the waivers of development standards and design reviews must commence within 2 years of the 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;
- Full off-site improvements;

- Right-of-way dedication to include 60 feet for Sunset Road, 20 feet for Karms Park Court, and associated spandrel.
- Applicant is advised 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROJECT MINT REHAB, LLC

CONTACT: MICHAEL ARGIER, PANATTONI DEVELOPMENT, 3930 HOWARD HUGHES PARKWAY, SUITE 360, LAS VEGAS, NV 89169



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

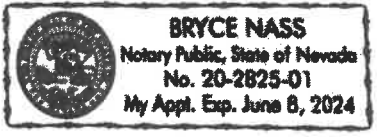
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	PROPERTY OWNER NAME: <u>ACHC, LLC</u> ADDRESS: <u>11 Burning Tree Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Project Mint Rehab, LLC</u> ADDRESS: <u>3930 Howard Hughes Pkwy, Suite 360</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-809-4493</u> CELL: _____ E-MAIL: <u>margier@panattoni.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Michael Argier</u> ADDRESS: <u>3930 Howard Hughes Pkwy, Suite 360</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-809-4493</u> CELL: _____ E-MAIL: <u>margier@panattoni.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-35-801-027, 163-35-812-010, 163-35-801-006
 PROPERTY ADDRESS and/or CROSS STREETS: 6330 W Sunset Rd, Las Vegas, NV 89118
 PROJECT DESCRIPTION: Distribution Center

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

Allen A. Creel Allen G. Creel
 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: Bryce Nass



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

