



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 28, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>

Board/Council Members: John Getter, Chair
Dale Devitt
Randy Okamura

Brian A. Morris, Vice Chair
Dr. Juana Leia Jordan

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

- III. Approval of Minutes for February 28, 2023. (For possible action)
- IV. Approval of the Agenda for March 28, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **NZC-23-0076-LV WS CIMARRON, LLC:**
ZONE CHANGE to reclassify 13.7 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the east side of Cimarron Road within Spring Valley (description on file). MN/md/syp (For possible action) **04/18/23 PC**
- 2. **VS-23-0077-LV WS CIMARRON, LLC :**
VACATE AND ABANDON a portion of a right-of-way being Warm Springs Road located between Cimarron Road and Buffalo Drive, and a portion of right-of-way being Cimarron Road located between Warm Springs Road and Eldorado Lane within Spring Valley (description on file). MN/md/syp (For possible action) **04/18/23 PC**
- 3. **WS-23-0092-AMERICANA-MARTIN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action) **04/18/23 PC**

VII. General Business

- 1. None.

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

IX. Next Meeting Date: April 11, 2023.

X. Adjournment.

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

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

<https://notice.nv.gov>



Spring Valley Town Advisory Board

February 28, 2023

MINUTES

Board Members:	John Getter, Chair PRESENT Dale Devitt PRESENT Randy Okamura PRESENT	Brian A. Morris, Vice Chair EXCUSED Dr. Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Mark Donohue, Current Planning

II. Public Comment

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

- **None**

III. Approval of **February 14, 2023** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** with format edits

Vote: 4-0/Unanimous

IV. Approval of Agenda for **February 28, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Juana Leia Jordan

Action: **APPROVE** as amended.

Vote: 4-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **TM-22-500233-LTF REAL ESTATE COMPANY, INC.:**

TENTATIVE MAP consisting of a 1 lot commercial subdivision and common lots on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Durango Drive within Spring Valley. MN/al/syp (For possible action) **03/07/23 PC**

Motion by: Randy Okamura

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

2. **PA-23-700004-AXIOM 3, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) on 4.5 acres. Generally located on the southwest corner of Montessouri Street and Wagon Trail Avenue within Spring Valley. MN/gtb (For possible action) **03/21/23 PC**

Motion by: Dale Devitt

Action: **DENY**

Vote: 3-1/**NAY** - Okamura

3. **ZC-23-0042-AXIOM 3 LLC:**

ZONE CHANGE to reclassify 4.5 acres from a C-2 (General Commercial) (AE-60) Zone to an R-5 (Apartment Residential) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce building separation; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** off-site parking; and **3)** multiple family development in the CMA Design Overlay District. Generally located on the southwest corner of Montessouri Street (alignment) and Wagon Trail Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action) **03/21/23 PC**

Motion by: John Getter

Action: **DENY**

Vote: 3-1/**NAY** - Okamura

4. **UC-22-0696-MATRAVERS FAMILY TRUST ETAL & MATRAVERS, PETER TRS:**

USE PERMIT for personal services (beauty salon) within an existing commercial office complex on a portion of 2.5 acres in a C-P Zone. Generally located on the west side of Jones Boulevard and the south side of University Avenue within Spring Valley. MN/bb/syp (For possible action) **03/21/23 PC**

Motion by: Dr. Juana Leia Jordan

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

5. **UC-23-0014-WELL DONE, LLC:**
USE PERMITS for the following: 1) outside dining in conjunction with an existing restaurant; and 2) eliminate pedestrian access.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) alternative street landscaping; 3) waive parking lot trees; and 4) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed addition and outside dining and drinking area to an existing restaurant on 1.0 acre in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 100 feet west of Cimarron Road within Spring Valley. RM/lm/syp (For possible action) **03/21/23 PC**

Motion by: Randy Okamura

Action: **APPROVE** Waiver of Development Standards #4 and **DENY** all else due to safety concerns per staff

Vote: 4-0/Unanimous

6. **UC-23-0043-LAS VEGAS II MINI U STORAGE, LLC:**
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEW for a proposed mini-warehouse building in conjunction with an existing mini-storage facility on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Viking Road and Buffalo Drive within Spring Valley. JJ/sd/syp (For possible action) **03/21/23 PC**

Motion by: Dr. Juana Leia Jordan

Applicant withdrew use permit

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

7. **VS-23-0012-REMINGTON SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Tenaya Way and Montessouri Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action) **03/21/23 PC**

Motion by: Randy Okamura

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

8. **DR-23-0040-SDP DEVELOPMENT, LLC:**
DESIGN REVIEWS for the following: 1) restaurant; and 2) parking lot landscaping in conjunction with a previously approved shopping center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by: Randy Okamura

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

9. **WS-23-0038-SDP DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase freestanding sign height.
DESIGN REVIEW for proposed signage in conjunction with a retail center on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by: Dale Devitt
Action: **DENY**
Vote: 4-0/Unanimous

10. **DR-23-0041-CITY LIGHT CHURCH INC:**
DESIGN REVIEW for finished grade in conjunction with an approved place of worship on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/bb/syp (For possible action) **03/22/23 BCC**

Motion by: Dale Devitt
Action: **APPROVE**
Vote: 4-0/Unanimous

11. **ET-23-400009 (NZC-19-0886)-TROP GC APTS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEW for a multiple family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley (description on file). JJ/tpd/syp (For possible action) **03/22/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** with staff comments
Vote: 4-0/Unanimous

12. **VS-23-0033-GANESH SHIVA LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Russell Road, and between Mann Street and Torrey Pines Drive within Spring Valley (description on file). MN/rk/syp (For possible action) **03/22/23 BCC**

Motion by: John Getter
Action: **DENY**
Vote: 4-0/Unanimous

IX. Next Meeting Date March 14, 2023

X Adjourment

Motion by: John Getter

Action: **ADJOURN** meeting at 8:07 p.m.

Vote: (4-0) /Unanimous

13. **UC-23-0032-GANESH SHIVA LLC:**
USE PERMIT for a recreational (tennis) facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements (curb return driveway, gutter, sidewalk, and streetlights); and **2)** to allow modified driveway design.
DESIGN REVIEW for a proposed tennis complex on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of Mann Street and the north side of Quail Avenue within Spring Valley. MN/rk/syp (For possible action) **03/22/23 BCC**

Motion by: John Getter
Action: **DENY** per staff recommendation
Vote: 4-0/Unanimous

14. **VS-23-0037-DESERT RV & BOAT STORAGE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Rainbow Boulevard and Santa Margarita Street (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action) **03/22/23 BCC**

Motion by: Randy Okamura
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

15. **UC-23-0036-DESERT RV & BOAT STORAGE, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce driveway approach distance.
DESIGN REVIEWS for the following: **1)** mini-warehouse facility; **2)** alternative parking lot landscaping; and **3)** finished grade on 2.5 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Quail Avenue and Santa Margarita Street (alignment) within Spring Valley. MN/gc/syp (For possible action) **03/22/23 BCC**

Motion by: Dr. Juana Leia Jordan
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

VII General Business

Review the Spring Valley Town Advisory Board bylaws (for discussion only).

John Getter requested that Article V Section B reflect the meeting time to be 6:00pm which was changed by the Spring Valley Town Advisory Board during the December 14, 2021 meeting.

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.

- None

04/18/23 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

CIMARRON RD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0076-LV WS CIMARRON, LLC:

ZONE CHANGE to reclassify 13.7 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District.

Generally located on the south side of Warm Springs Road and the east side of Cimarron Road within Spring Valley (description on file). MN md/syp (For possible action)

RELATED INFORMATION:

APN:

176-09-501-001; 176-09-501-009

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 45 feet where a maximum of 35 feet is permitted per Table 30.40-3 (a 28.6% increase).

DESIGN REVIEWS:

1. Alternative parking lot landscaping including diamond shaped landscape planters.
2. Multiple family development.
3. Increase finished grade to 77 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 113.9% increase).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.7
- Number of Lots/Units: 340
- Density (du/ac): 25
- Project Type: Multiple family development
- Number of Stories: 2 & 3

- Building Height (feet): 26 (two story)/45 (three story)/36 (clubhouse building)
- Open Space Required/Provided: 34,000/59,538
- Parking Required/Provided: 615/624

Neighborhood Meeting Summary

This is a request for a nonconforming zone change to reclassify 13.7 acres from R-E and C-1 zoning districts to an R-4 zoning district to allow a multiple family residential development. The applicant conducted a neighborhood meeting on September 12, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. There were no neighbors present for the meeting.

Site Plans

The plans depict a multiple family development located on a 13.7 acre site consisting of 340 dwelling units with a density of 25 dwelling units per acre. The proposal consists of 13, three story multiple family buildings, 2, two story multiple family buildings, and a 2 story clubhouse building. Four buildings are located along the north portion of the site with building setbacks ranging between 20 feet to 33.5 feet from Warm Springs Road. Two buildings are located along the west portion of the site with a setback of 20 feet from Cimarron Road. Three buildings are located on the south portion of the site with a minimum setback of 53 feet from the rear (south) property line. Two buildings are located on the east portion of the site with a minimum setback of 82 feet from the east property line. The remaining 4 multiple family buildings and the clubhouse are centrally located within the interior of the project site. The proposed development requires 615 parking spaces where 624 parking spaces are provided. The sole means of access to the site is granted via a single driveway with a security gate along Warm Springs Road. A secondary "emergency access" gate is located at the southwest corner of the development adjacent to Cimarron Road. The largest increase to finished grade will occur at the northeast corner of the site in proximity to Building 12.

Landscaping

The plans depict a proposed 15 foot wide landscape area, with a 5 foot wide detached sidewalk, adjacent to Warm Springs Road and Cimarron Road. The street landscape area consists of trees, shrubs, and groundcover. A decorative 6 foot high wrought iron fence with pilasters is located behind the street landscape area. A landscape area measuring 10 feet in width, that includes large Evergreen trees and shrubs, is provided along the south and east property lines adjacent to the undeveloped parcels. In lieu of providing the required amount of landscape island fingers within the interior of the parking lot, the required trees have been distributed throughout the interior of the site, in the form of diamond shaped landscape planters. The development requires 104 trees within the interior of the parking lot where 167 trees have been equitably distributed throughout the site. The multiple family development requires 34,000 square feet of open space where 59,538 square feet of open space has been provided. The open space consists of a centrally located clubhouse building, swimming pools, recreational sport courts, and playground areas.

Elevations

The plans depict 3 story multiple family buildings ranging between 42 feet to 45 feet high. The buildings consist of varying rooflines that include parapet walls for architectural design and to screen the rooftop mounted equipment from public view. Buildings 14 and 15 are 2 story structures, measuring up to 26 feet high to the top of the parapet wall. Garages are located immediately below the units within the 2 story multiple family buildings. The exterior of the buildings consists of stucco, aluminum windows, and balconies. The 2 story clubhouse measures up to 36 feet in height and features varying rooflines with parapet walls. The exterior of the clubhouse consists of stucco, an aluminum storefront window system, and balconies. The pool building measures 12.5 feet in height and features a stucco exterior. All buildings will be painted with neutral colors with varying shades of gray and silver.

Floor Plans

The plans depict a total of 340 units consisting of 112, one bedroom, 204, two bedroom, and 24, three bedroom units. The plans depict a 2 story clubhouse area measuring 12,291 square feet in area featuring a gym, leasing offices, restroom facilities, foyer, theater, business center, mail room, and miscellaneous rooms available to the residents of the development.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant provides the following reasons for the proposed height increase of 10 feet: 1) an urban architectural design that provides for enhanced architectural elements, including enhanced parapet walls; 2) each floor has a higher ceiling than a traditional multiple family unit; and 3) the additional increase is not for livable space/use but rather for architectural/interior enhancement. The increased building height has been routinely approved with other multiple family residential developments with no known adverse impacts to the immediate area. Finally, the 45 foot building height is consistent with buildings in the immediate area that consist of a hospital and shopping centers.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0228-08	Vacated a portion of Warm Springs Road - expired	Approved by PC	April 2008
TM-0039-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
ZC-1695-05 (WC-0079-07)	Waiver of conditions requiring right-of-way dedication for Myers Street, Mardon Avenue, and related spandrel in conjunction with a future commercial development	Approved by BCC	May 2007
ZC-1695-05	Reclassified a portion of the project site from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Business Employment	C-1	Office & commercial buildings
South	Public Use	P-F	Undeveloped
East	Neighborhood Commercial	C-1	Undeveloped
West	Neighborhood Commercial & Corridor Mixed-Use	C-P, C-2, & R-5	Office building, shopping center, & multiple family residential

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

Related Applications

Application Number	Request
VS-23-0077	A request to vacate and abandon right-of-way 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

Comprehensive 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 applicant states there have been land use trends in the immediate area which have substantially changed the character of the area that merits consideration of a multiple family residential request. Not all the changes or character to the area have occurred since the most recent overhaul and adoption of the new Master Plan which occurred in December 2021, but this portion of the Warm Springs Road corridor has substantially changed over the last couple of years. Additional and larger employment and activity centers have developed in the immediate area with over 1.5 million square feet of commercial services within a mile of the site. In fact, approximately one-quarter and one-half mile to the west and east, are an overabundant number of commercial services for future residents. The increased employment and activity centers have created an increase in housing demands for the immediate area. Durango Drive, Buffalo Drive, Rainbow Boulevard, and Warm Springs Road are principal arterial streets and primarily planned and developed with commercial uses except for the recent approvals of single family detached, single family attached, and multiple family developments. The daily traffic counts along these

portions of these corridors continues to increase with planned and existing mass transit (RTC) facilities.

Immediately to the north of the proposed development, across Warm Springs Road, is an existing commercial development zoned C-1 and C-2, an undeveloped parcel zoned C-1, and a single family residential development zoned R-2. To the east and south of the project site are undeveloped parcels zoned C-1 and P-F, respectively. To the west of the site, across Cimarron Road, is an existing office development zoned C-P and a multiple family development, currently under construction, zoned R-5. Due to an increase in demand for multiple family housing options within unincorporated Clark County, including Spring Valley, staff finds the proposed nonconforming zone boundary amendment appropriate.

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

The applicant indicates that directly abutting or contiguous to the subject site are intense zoning districts with approved high density residential or intense commercial and industrial developments. The immediate area is also planned with new land use categories such as Compact Neighborhood (CN) and Corridor Mixed-Use (CM) which will provide for multiple family residential. The proposed R-4 zoning is entirely appropriate, consistent, and compatible with the existing and planned land uses in the immediate area. Within walking distance of the project site is the last remaining areas within Spring Valley that are planned for Business Employment (BE) and proposed to be the economic/employment sectors of the area by encouraging light industrial development that will bring jobs and add to the economy of the Las Vegas Valley. Also, within walking distance are uses which residents will need on a daily or weekly basis such as, but not limited to, grocery stores, banks, retail shopping stores, mini-storage, pharmacies, restaurants, taverns, and other drinking establishments. These planned and existing uses further increase the demand for housing. Directly to the south is an existing regional park facility and high school. The Neighborhood Commercial (NC) land use category includes supporting and complementary land uses. The proposed R-4 zoning is entirely appropriate, consistent, and compatible with the existing and planned land uses in the immediate area and will complement the area for a balanced land use pattern.

Immediately to the north of the proposed development, across Warm Springs Road, is an existing commercial development zoned C-1 and C-2 with a planned land use of Neighborhood Commercial. Also to the north is an undeveloped parcel zoned C-1 and a single family residential development zoned R-2, both of which have a planned land use of Business Employment. To the east and south of the project site are undeveloped parcels zoned C-1 and P-F, with planned land uses of Neighborhood Commercial and Public Use, respectively. To the west of the site, across Cimarron Road, is an office building and shopping center zoned C-P and C-2 with planned land uses of Neighborhood Commercial and Corridor Mixed-Use, respectively. Located within the same commercial development is a multiple family development zoned R-5 with a density of 50 dwelling units per acre with a planned land use of Neighborhood Commercial and Corridor Mixed-Use. The 320 unit, 52 foot high multiple family development was approved by the Board of County Commissioners via NZC-19-0672 in November 2019. The proposed R-4 zoning is compatible with the density and intensity of the existing and planned

land uses in the area, and with the R-5 zoning immediately to the west of the project site. Furthermore, the multiple family development should provide an appropriate transition from the C-P, C-2, and R-5 commercial and residential development to the west and the undeveloped C-1 zoned parcel immediately to the east of the project site.

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

According to the applicant, the proposed development will not have an adverse, negative impact on services and facilities not already planned in the area with new land use categories such as Compact Neighborhood (CN) and Corridor Mixed-Use (CM) which will provide for multiple family residential or for the Neighborhood Commercial (NC) land use designation currently planned on this site. This development will provide an inordinate amount of on-site open space and recreational opportunities for the residents and will be a highly amenitized use rather than a traditional commercial development that will rely entirely on County facilities. Additionally, resident preference through convenience is to use on-site recreational areas rather than off-site areas; therefore, the on-site recreational amenities will not overburden County recreational facilities. Finally, the applicant will mitigate any additional impacts the project may have on the immediate area. To that end, only 24 of the 340 proposed units are 3 bedroom which will discourage families with school aged children and not negatively impact the schools in the area.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The School District has indicated that this development would generate 46 additional elementary school, 22 middle school, and 28 high school students. The school district indicates that Steele Elementary School and Sierra Vista High School are over capacity by 111 and 430 students, respectively. Canarelli Middle School is under capacity by 79 students.

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

The applicant states the proposed multiple family development fully complies and furthers goals and policies contained within the Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The project furthers Goal 1.1 which encourages providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Additionally, the request complies and furthers Goal 1.3 which encourages development of new neighborhoods that embody the County's core values. The request is compliant with specific policies related to residential development and housing options as follows: 1) mix of housing types which encourages, in part, the provision of diverse housing types at varied densities and in numerous locations; 2) the concentration of higher density housing in areas with access to existing or planned high frequency transit, major employment centers, existing infrastructure, and other services; 3) neighborhood identity which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas and other character defining features that contribute to a distinct neighborhood identity; 4) mix of housing options within neighborhoods encourages, in part, a

mix of housing options, both product types and unit sizes, within neighborhoods; 5) the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips; and 6) the integration and connection of parks, trails, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents.

Staff finds the proposed nonconforming zone boundary amendment conforms to several goals and policies in the Master Plan. Goal 2 of the plan encourages providing opportunities to mix uses such as commercial, office, and multiple family residential near one another. Furthermore, Goal 10 promotes higher intensity activity centers with multiple uses such as business, commercial, and multiple family residential. Additionally, Growth Management, Community Design Policy 6 encourages the adjacency of living and employment opportunities; therefore, the location of the proposed R-4 residential zoning district is an appropriate and compatible use with the existing and planned residential and commercial developments within the surrounding area.

Summary

Zone Change

A substantial increase in commercial development in the area since the last adoption of the Spring Valley Land Use Plan has contributed to an increased demand for housing. In addition, the proposed R-4 zoning is compatible with the density and intensity of the surrounding developments and planned uses. Utility purveyors have not indicated that the zoning would negatively impact public facilities and services, and the proposed zoning complies with goals and policies in the Master Plan; therefore, staff can support the nonconforming zone boundary amendment to R-4 zoning.

Waiver of Development Standards

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

The increased building height is necessary to accommodate the vaulted ceilings within the dwelling units, in addition to screening the mechanical units with parapet walls. The screening for the mechanical units provides an additional architectural enhancement to the buildings. Furthermore, the increased building height is not for habitable space but rather for architectural enhancement. Therefore, staff recommends approval.

Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the multiple family development. The site requires 104 trees for the interior parking lot area where the site has been designed to include 167 trees 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. Therefore, staff recommends approval.

Design Review #2

Staff finds the proposed multiple family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new developments to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. The proposed development is consistent and compatible with the office and multiple family development to the west and the commercial development to the north. Policy 6.2.2 encourages the use of sustainable site design and development practices in new construction projects. The landscape plan for the site has been designed to incorporate multiple species of recommended trees, shrubs, and groundcover from the Southern Nevada Water Authority Regional Plant List. Furthermore, the buildings include off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights; therefore, staff can support this request.

Public Works - Development Review

Design Review #3

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

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that 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 Master Plan amendment and a 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 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Traffic Division/Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal project at Warm Springs Road and Cimarron Road;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards on Warm Springs Road.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Fire Prevention Bureau

- 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.

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 #0085-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV WS CIMARRON, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

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 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 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>N2C-23-0076</u> DATE FILED: <u>2/21/23</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>3/28/23</u> PC MEETING DATE: <u>4/19/23 @ 7:00 P.M.</u> @ 6:00 P.M. BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u> FEE: <u>\$3,730.00</u>
	PROPERTY OWNER NAME: <u>LV WS Cimarron, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u>
	APPLICANT NAME: <u>LV WS Cimarron, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Dioncio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-09-501-001 & 009

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Road and Cimarron Road

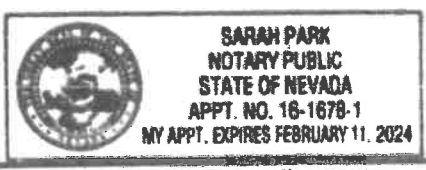
PROJECT DESCRIPTION: Non-conforming zone boundary amendment and design review for a multiple family residential development

(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.

Martin Egbert Martin Egbert
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/21/2022 (DATE)
 By Martin Egbert
 NOTARY PUBLIC: Sarah Park



*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.

November 16, 2022

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

N20-23-0076

RE: REVISED - Non-conforming zone boundary amendment, waiver of development standards, and design review – Project and Compelling Justification (APN: 176-09-501-001 & 009)

On behalf of LV WS Cimarron, LLC, we are requesting a non-conforming zone boundary amendment (zone change) to R-4 zoning, waiver of development standards, and design reviews for a proposed 340 unit multiple family residential development consisting of 15 buildings for an anticipated density of 24.9 dwellings units per acre. The subject site is 13.6 acres, zoned R-E and C-1, and located on the south side of Warm Springs Road and the east side of Cimarron Road. The site is located within the CMA Overlay District and located within walking distance of the last remaining areas within Spring Valley that are planned for Business Employment (BE) and proposed to be the economic/employment sectors of the area by encouraging light industrial development that will bring jobs and add to the economy of the Las Vegas Valley.

Based on the proposed location and attached site plan with corresponding setbacks, parking, and buffering, the proposed use is entirely consistent with the intent of the R-4 zoning district. The project is in full compliance with relevant Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional residential developments to serve the overabundant commercial areas along Warm Springs Road, Buffalo Drive, and Durango Drive.

Non-Conforming Zone Boundary Amendment – Compelling Justification

- 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 amendment appropriate*

There have been land use trends in the immediate area which have substantially changed the character of the area that merits consideration of a multiple family residential request. Not all the changes or character to the area have occurred since the most recent overhaul and adoption of the new Clark County Master Plan which occurred in December 2021, but this portion of the Warm Springs Road corridor has substantially changed over the last couple of years. Additional and larger employment and activity centers have developed in the immediate area with over 1.5 million square feet of commercial services within a mile of the site. In fact, approximately one-quarter and one-half mile to the west and east, is an overabundant number of commercial services for future residents. The increased employment and activity centers have created an increase in housing demands for the immediate area. Durango Drive, Buffalo Drive, Rainbow Boulevard, and Warm Springs Road are principal arterial streets and primarily planned and developed with commercial uses except for the recent approvals of single family detached, single family attached, and multiple family developments. The daily traffic counts along these portions of these corridors continue to increase with planned and existing mass transit (RTC) facilities.

The proposed multiple family residential development is intended to help serve the needs of the local community with much needed housing and therefore makes the proposed request appropriate and compatible with the immediate area.

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

Directly abutting or contiguous to the subject site are intense zoning districts with approved high density residential or intense commercial and industrial developments. The immediate area is also planned with new land use categories such as Compact Neighborhood (CN) and Corridor Mixed-Use (CM) which will provide for multiple family residential. The proposed R-4 zoning is entirely appropriate, consistent, and compatible with the existing and planned land uses in the immediate area. Within walking distance of the project site is the last remaining areas within Spring Valley that are planned for Business Employment (BE) and proposed to be the economic/employment sectors of the area by encouraging light industrial development that will bring jobs and add to the economy of the Las Vegas Valley. Also, within walking distance are uses which residents will need on a daily or weekly basis such as, but not limited to, grocery stores, banks, retail shopping stores, mini storage, pharmacies, restaurants, taverns, and other drinking establishments. These planned and existing uses further increase the demand for housing. Directly to the south is an existing regional park facility and high school. The Neighborhood Commercial (NC) land use category includes supporting and complementary land uses. The proposed R-4 zoning is entirely appropriate, consistent, and compatible with the existing and planned land uses in the immediate area and will complement the area for a balanced land use pattern.

- 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*

The proposed development will not have an adverse, negative impact on services and facilities not already planned in the area with new land use categories such as Compact Neighborhood (CN) and Corridor Mixed-Use (CM) which will provide for multiple family residential or for the Neighborhood Commercial (NC) land use designation currently planned on this site. This development will provide an inordinate amount of on-site open space and recreational opportunities for the residents and will be a highly amenitized use rather than a traditional commercial development that will rely entirely on Clark County facilities. Additionally, resident preference through convenience is to use on-site recreational areas rather than off-site areas; therefore, the on-site recreational amenities will not overburden Clark County recreational facilities.

Various Clark County service departments will review this development proposal and assess whether there are adequate services available in the immediate area. Since the site is located within the Public Facilities Needs Assessment Area (PFNA), any minimal impacts on services and facilities will be adequately mitigated with a standard development agreement and the most recent mitigation fees for parks and public safety. Recently, Clark County has used the PFNA fees to appropriately mitigate any potential impacts for development approvals with similar or larger unit counts in the southwest part of the Las Vegas Valley. Finally, the applicant will mitigate any additional impacts the project may have on the immediate area. To that end, only 24 of the 340 proposed units are three bedroom which will discourage families with school aged children and not negatively impact the schools in the area.

As important as other mitigation measures, this project will complete the much needed full off-site improvements for this portion of the unimproved segments of Warm Springs Road and Cimarron Road which will facilitate traffic and pedestrian movement and provide for seamless and improved streetscapes.

PLANNER
COPY

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

The proposed multiple family development fully complies and furthers goals and policies contained within the Clark County Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The project furthers **Goal 1.1** which encourages providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. Additionally, the request complies and furthers **Goal 1.3** which encourages development of new neighborhoods that embody Clark County's core values.

The request is compliant with specific policies related to residential development and housing options as follows:

1. Policy 1.1.1: Mix of Housing Types which encourages, in part, the provision of diverse housing types at varied densities and in numerous locations;
2. Policy 1.1.2: Housing Access with encourages the concentration of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services;
3. Policy 1.3.1: Neighborhood Identity which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas and other character defining features that contribute to a distinct neighborhood identity;
4. Policy 1.3.2: Mix of Housing Options within Neighborhoods encourages, in part, a mix of housing options, both product types and unit sizes, within neighborhoods;
5. Policy 1.3.3: Neighborhood Services encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike; and
6. Policy 1.3.5: Neighborhood Livability encourages, in part, the integration and connection of parks, trails, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents

Waivers of Development Standards

While the proposed alternative does not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30.

The waiver request is for increased building height. The R-4 zoning district, while allowing increased residential densities, has a maximum allowable height of 35 feet. The proposed 3 story buildings are 45 feet in height. Therefore, we are requesting an increase in building height of 45 feet where 35 feet is the standard. The reasons for the increase of 10 feet are as follows: 1) an urban architectural design that provides for enhanced architectural elements, including enhanced parapet walls; 2) each floor has a higher ceiling than a traditional multiple family unit; and 3) the additional increase is not for livable space/use but rather for architectural/interior enhancement. The increased building height has been

routinely approved with other multiple family residential developments with no known adverse impacts to the immediate area. Finally, the 45 foot building height is consistent with buildings in the immediate area that consist of a hospital and shopping centers.

Site Plan, Landscaping, and Elevations

The proposed buildings will be equitably distributed throughout the site with required street landscaping along all rights-of-way, perimeter screening and buffering, and parking lot landscaping. The project provides for convenient pedestrian movement and connectivity along Warm Springs Road and Cimarron Road with pedestrian access gates to encourage pedestrian movement. The site provides for a single access driveway entry from Warm Springs Road and a secondary emergency only gated access on Cimarron Road. Since access to the site is from Warm Springs Road, there will be no negative impacts to the surrounding properties. Finally, this project will complete the full off-site improvements for the remaining unimproved segments of Warm Springs Road and Cimarron Road which will facilitate traffic and pedestrian movement and provide for a seamless, improved rights-of-way. Since the property to the east is zoned commercial and our development is the non-conforming request, we are providing an intense landscape buffer along our east property line along with increased building setbacks along the eastern perimeter which far exceed Title 30 provisions.

The buildings are a mix of 2 and 3 story and will have similar architectural elements that provide for a seamless development site and a contemporary style of urban architecture that is compatible with the surrounding area. The exterior elevations consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands and reveal lines. The architectural detailing is provided on all sides consistent with the primary/front elevation.

Design Reviews

The applicant is requesting design reviews for the following: **1) site and building design; 2) alternative parking lot landscaping; and 3) increased finished grade.**

The first design review is for a 340 unit multiple family residential development consisting of 15 buildings on 13.6 acres for a proposed density of 24.9 units per acre along with all proposed building elevations, landscaping and screening, and other site elements as referenced above. A summary of the site elements include the outdoor amenities that include recreation building, pool, fitness center, useable open space areas within the development, and pedestrian access points along all rights-of-way. The site and building design is consistent and compliant to all Title 30 provisions including the CMA Overlay District.

The second design review is for alternative parking lot landscaping. The landscaping alternative is to provide landscape diamonds rather than landscape fingers with greater separations than provided for in Figure 30.64-14. Consistent with the provided landscape plan (Exhibit A1.3) and parking lot landscape exhibits (A1.3 a and b), the parking lot trees that are provided far exceed the required per Figure 30.64-14 with the alternative requested related to landscape diamonds, spatial distribution of trees, and location of required trees. However, the alternative still provides for the intent of the provision and along with the inordinate amount of open space, street landscaping, and overall site landscaping, there will be no visual difference between the alternative and the required provision. The submitted plans depict 167 large parking lot trees that are provided where 104 medium or large parking lot trees are required. Finally, this alternative has been approved multiple times for this type of development with no known impacts.

PLANNER
COPY

D G Consultants

The third design review is for increased finished grade. The site is lower toward the northeast portion of the overall site which will require excess fill. Based on the site topography and to maintain proper drainage, we are requesting to increase the finished grade to 77 inches (6.4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32. This information is based on preliminary data and we will continue to work with staff to evaluate the site through the technical studies.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dionini Smith

PLANNER
COPY

04/18/23 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

WARM SPRINGS RD/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0077-LV WS CIMARRON, LLC :

VACATE AND ABANDON a portion of a right-of-way being Warm Springs Road located between Cimarron Road and Buffalo Drive, and a portion of right-of-way being Cimarron Road located between Warm Springs Road and Eldorado Lane within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
176-09-501-001; 176-09-501-009

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 5 foot wide portions of right-of-way being Cimarron Road and Warm Springs Road located along the west and north sides of the project site, respectively. The vacation of the right-of-way is necessary to accommodate the required detached sidewalks along Warm Springs Road and Cimarron Road.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0228-08	Vacated and abandoned a portion of Warm Springs Road - expired	Approved by PC	April 2008
TM-0039-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
ZC-1695-05 (WC-0079-07)	Waiver of conditions requiring right-of-way dedication for Myers Street, Mardon Avenue, and related spandrel in conjunction with a future commercial development	Approved by BCC	May 2007
ZC-1695-05	Reclassified a portion of the project site from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Business Employment	C-1	Office & commercial buildings
South	Public Use	P-F	Undeveloped
East	Neighborhood Commercial	C-1	Undeveloped
West	Neighborhood Commercial & Corridor Mixed-Use	C-P, C-2, & R-5	Office building, shopping center, & multiple family residential

Related Applications

Application Number	Request
NZC-23-0076	A nonconforming zone change to reclassify the project site from R-E and C-1 to an R-4 zone for a multiple family development, including a waiver of development standards and design reviews is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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

- 30 days to coordinate with Public Works - Traffic Division/Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal project at Warm Springs Road and Cimarron Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV WS CIMARRON, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT., HENDERSON, NV 89012



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0077</u>	DATE FILED: <u>2/21/23</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>3/28/23 @ 6:00 P.M.</u>
		TAB/CAC: <u>SPRING VALLEY</u>	
		PC MEETING DATE: <u>4/18/23 @ 7:00 P.M.</u>	
		BCC MEETING DATE: <u>5/17/23 @ 9:00 A.M.</u>	
		FEE: <u>\$975.00</u>	

PROPERTY OWNER	NAME: <u>LV WS Cimarron, LLC</u>
	ADDRESS: <u>6655 S. Eastern Avenue, #250</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u>

APPLICANT	NAME: <u>LV WS Cimarron, LLC</u>
	ADDRESS: <u>6655 S. Eastern Avenue, #250</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u>
	ADDRESS: <u>204 Belle Isle Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 176-09-501-001 & 009

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Road and Cimarron Road

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.

<u>Martin Egbert</u>	<u>Martin Egbert</u>
Property Owner (Signature)	Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON 3/2/23 (DATE)
 By _____
 NOTARY PUBLIC: _____



*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.

D G Consultants

May 20, 2022

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

RE: Vacation and Abandonment of Rights-of-Way (Cimarron Road and Warm Springs Road) – (APN: 176-09-501-001 & 009)

On behalf of LV WS Cimarron, LLC, we are requesting a vacation and abandonment for portions of rights-of-way for a proposed development consisting of a **multiple family residential development**. The subject development site is located on the south side of Warm Springs Road and the east side of Cimarron Road.

The request is to vacate and abandon a range in widths for portions of Cimarron Road and Warm Springs Road for purposes of constructing detached sidewalks. The right-of-way is no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements along both streets which will facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,



PLANNER
COPY

3

04/18/23 PC AGENDA SHEET

PORTE-COCHERE ADDITION
(TITLE 30)

SAHARA AVE/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0092-AMERICANA-MARTIN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:
163-10-110-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth on Sahara Avenue to zero feet where 75 feet is required per Uniform Standard Drawing 222.7 (a 100% reduction).
2. Allow non-standard improvements (landscaping) in the right-of-way (Sahara Avenue) where not allowed per Chapter 30.52.

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description
General Summary

- Site Address: 7475 W. Sahara Avenue
- Site Acreage: 3.9
- Project Type: Porte-cochere addition
- Building Height: 34 feet, 7 inches
- Square Feet: 4,265
- Parking Required/Provided: 97/147

Site Plans

The plans depict an existing office building located on Sahara Avenue. The construction of the new porte-cochere extends from the building's north side, towards Sahara Avenue and partially covering a portion of the existing parking lot. The existing circular architectural feature at the

northeast corner of the building will be demolished. The area of the porte-cochere addition is 4,265 square feet; however, it does not expand to the office's occupiable area. Parking will be reconfigured in conjunction with the installation of the proposed porte-cochere columns. Two parking spaces will be displaced with the new addition. However, the number of parking spaces provided far exceeds the number of required parking spaces.

Waivers of development standards are necessary to eliminate the throat depth and to allow non-standard improvements in the right-of-way for the existing landscaping along Sahara Avenue.

Landscaping

Perimeter landscape buffers along Sahara Avenue are existing and will be maintained. The parking lot landscaping near the northeast corner of the building will be removed and the endcap island will be reconfigured. Additional trees will be provided in the parking lot near the northeast corner of the office building.

Elevations

The design is complementary to the existing office building. It utilizes a mix of the same color scheme and exterior finish material. The height of the proposed porte-cochere is 28 feet 4 inches with an arching architectural feature that reaches 34 feet 7 inches at its highest point. The northern most support columns are located 10 feet from the front property line while the upper portion projects an additional 3 feet into the setback (permitted architectural intrusion).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the existing driveway on Sahara Avenue was constructed prior to the throat depth standards and further states there is no modification of the existing driveway or intersecting driveway aisles. The existing parking on the north end of the building is set back 85 feet. The small parking lot at the north of the building only accommodates 15 vehicles and allows for approximately 39 feet of stacking before intersecting conflict on the ingress side and approximately 55 feet of stacking before intersecting conflict on the egress side of the lot. Applicant states the modifications to this lot should create safer conditions than the existing parking lot.

In reference to the landscape along Sahara Avenue frontage, within the right-of-way, the applicant states it was installed when Nevada Department of Transportation controlled the road. It is now controlled by Clark County and the existing landscaping is considered to be a non-standard improvement in the right-of-way. The applicant understands this will require a License and Maintenance Agreement with the County to be executed; however, waivers of development standards shall be approved prior to executing said agreement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning for an office and retail center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
South	Ranch Estate Neighborhood (2 du/ac)	R-E (RNP-I)	Single family residential
East	Corridor Mixed-Use & Ranch Estate Neighborhood (2 du/ac)	C-2 & R-E (RNP-I)	Commercial center & single family residential
West	Neighborhood Commercial	C-1	Commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Design Review

The proposed building modification complies with several policies in the Master Plan. For example, Policy 1.1.1: Neighborhood Identity, which encourages with integration of varied models, architectural styles and streetscapes, signage, common landscape areas and other character-defining features. The proposed addition of the porte-cochere to the existing office building will create an intrinsic streetscape enhancing the visual interest. The existing landscaping along Sahara Avenue is proposed to remain; therefore, it will work as a buffer between the building addition and pedestrians. The materials and color scheme proposed for the addition will be matching the existing building creating a sense of uniformity. Therefore, staff can support this request.

Public Works – Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for the Sahara Avenue existing commercial driveway. The applicant worked with staff and removed some parking stalls to increase the

landscape planter, which provides more distance before vehicles encounter any conflict with the parking spaces.

Waiver of Development Standards #2

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 #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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; 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICANA-MARTIN, LLC

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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 DATE FILED: <u>02/23/23</u> PLANNER ASSIGNED: <u>JUD</u> ACCEPTED BY: <u>JUD</u> FEE: <u>\$1150.00</u> CHECK #: <u>—</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-23-0092</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>3/28/23</u> TIME: <u>6pm</u> PC MEETING DATE: <u>04/18/2023</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>NC</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Americana-Martin.LLC</u> ADDRESS: <u>7326 W Cheyenne Ste. #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-474-8100</u> CELL: <u>702-595-5257</u> E-MAIL: <u>Frank.Martin@Bmhighlandllc.com</u>	
	APPLICANT NAME: <u>Americana-Martin.LLC</u> ADDRESS: <u>7326 W Cheyenne Ste. #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-474-8100</u> CELL: <u>702-595-5257</u> E-MAIL: <u>Frank.Martin@Bmhighland</u> REF CONTACT ID #: _____	
CORRESPONDENT NAME: <u>Chris Richardson, RWA Architects</u> ADDRESS: <u>4300 E. Sunset Rd, Suite E-3</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-8822x105</u> CELL: _____ E-MAIL: <u>cr@rwa-design.com</u> REF CONTACT ID #: <u>164553</u>		

ASSESSOR'S PARCEL NUMBER(S): 163-10-110-003
 PROPERTY ADDRESS and/or CROSS STREETS: 7475 W. Sahara Ave. : W Sahara & S Monte Cristo Way
 PROJECT DESCRIPTION: New porte cochere canopy over front parking area attached to existing building

(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.

Frank Martin
 Property Owner (Signature)*
Frank Martin
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 25, 2022 (DATE)
 By Frank Martin
 NOTARY PUBLIC: Nichelle Fredrich


 MICHELLE FREDRICH
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 03-17-25
 Certificate No: 21-7027-01

*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.

January 19, 2022

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

WS-23-0092

RE: Sahara Office Building – Design Review
APNs: 163-10-110-003
RWA Job. No. 22-062

PLANNER
COPY

To whom it may concern:

On behalf of our client, Americana-Martin LLC (applicant/property owner), are submitting this application for **Design Review** for a proposed building addition to add a porte cochere over existing parking. The proposed improvements are to an existing office building site west of W. Sahara Ave. and S. Tenaya Way, an approximately 2.21 acre property. The parcel is currently zoned Local Business (C-1) with a land-use designation of Neighborhood Commercial (NC).

Design Review:

The applicant is proposing to construct a new porte cochere extending from the building's north side, towards Sahara Ave., and partially covering a portion of the parking lot. There exists a circular architectural feature at the northeast corner that would be demolished with this project. The area of the porte cochere addition is approximately 4,265 square feet, but does not expand the office's occupiable area. The design is complementary to the existing office building, intending to look as if it has always been part of the office development, and utilizes a mix of the same exterior finish materials and paint scheme. The height of the addition is generally 28'-4" with an arching architectural feature that reaches 34'-7" maximum height at its crest. The northern-most support columns are located at the front setback line of 10'-0" while the upper portion projects and additional 3'-0", into the setback.

Perimeter landscape buffers along Sahara are existing and would be maintained. Existing parking lot landscaping near the north east corner of the building would be removed and that endcap island would be reconfigured. Parking would be reconfigured accordingly to align and lay out in conjunction with the new porte cochere columns. (2) parking spaces would be displaced with the new addition. (147) total parking spaces are still being provided across the entire site. New/adjusted landscape areas are provided to meet or exceed Title 30.64 requirements with required parking lot trees.

In association with the Design Review, the applicant is seeking the following **Waivers**:

1. The existing driveway on W. Sahara Ave. was constructed prior to throat depth standards. We are not proposing to modify the driveway or intersecting existing drive aisles, however, to document the driveway as not conforming we are requesting a reduction to the standard throat depth. Where 75' throat depth is required, the existing driveway geometry provides no throat depth technically. The existing parking on the north end of the building is set back approximately 85'. The small parking lot at the north end of the building only accommodates (15) vehicles and allows for approximately 39' of "stacking" before intersecting conflict on the ingress side and approximately 55' of "stacking" before

intersecting conflict on the egress side of the lot. The modifications to this lot should create a safer condition than the existing parking lot, overall.

2. A portion of the existing landscape across the W. Sahara Ave. frontage is within the right-of-way. This landscape was installed when Nevada Department of Transportation previously controlled the road. It is now Clark County controlled and the existing landscaping is considered to be non-standard improvements in the right-of-way. We understand that this will require a License and Maintenance Agreement with the County to be executed, but in order for that to be approved, this waiver must be requested and granted. We are not proposing any changes to the existing landscaping configuration along the W. Sahara Ave. frontage.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for review, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris", written over a circular stamp or mark.

Chris A. Richardson, AIA LEED AP
Planning Director

