



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 10, 2022

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 chaves70@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: Yvette Williams, Chair Catherine Godges, Vice Chair
 Rodney Bell John Getter
 Brian A. Morris

Secretary: Carmen Hayes (702) 371-7991 chaves70@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, 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.

- III. Approval of Minutes for April 26, 2022. (For possible action)
- IV. Approval of the Agenda for May 10, 2022 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. **TM-22-500065-TWO FIFTEEN WEST, LLC:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action) **05/17/22 PC**
 - 2. **ET-22-400047 (VS-19-0245)-CHARTER FACILITY SUPPORT FOUNDATION LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file) MN/jud/syp (For possible action) **06/07/22 PC**
 - 3. **NZC-22-0200-HUALAPAI 215 APTS LLC:**
ZONE CHANGE to reclassify 2.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
USE PERMIT for a senior housing project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce setback; **3)** modified wall requirements; and **4)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** senior housing project with associated structures and uses; and **2)** alternative parking lot landscaping. Generally located on the north side of Milagro Court, 260 feet east of Hualapai Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **06/07/22 PC**
 - 4. **VS-22-0201-HUALAPAI 215 APTS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action) **06/07/22 PC**

5. **NZC-22-0208-ELDORADO LANE LLC:**
ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified CMA Design Overlay District Standards; **2)** permit access to a local street where not permitted; **3)** modified driveway design standards; and **4)** modified street standards.
DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action) **06/07/22 PC**

6. **NZC-22-0231-ROY FAMILY LLC:**
ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** Reduce approach distance; **2)** reduce departure distance; **3)** reduce throat depth; **4)** waive cross access; **5)** reduce landscaping width; **6)** allow landscaping in the right-of-way; **7)** reduce setbacks; **8)** reduce parking lot landscaping.
DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action) **06/07/22 PC**

7. **VS-22-0232-ROY FAMILY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action) **06/07/22 PC**

8. **UC-22-0221-9295 BROOKS LLC:**
USE PERMIT for an 80 foot high communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** reduced parking lot landscaping.
DESIGN REVIEW for an 80 foot high communication tower in conjunction with an existing skating facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action) **06/07/22 PC**

9. **UC-22-0230-DISCOVERY GATEWAY PARK LLC:**
USE PERMIT to allow a vehicle maintenance (window tinting) establishment within an existing office/warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of CC 215 within Spring Valley. JJ/jgh/syp (For possible action) **06/07/22 PC**

10. **VS-22-0197-SIMMONS COLTYN & MINDY:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street, and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action) **06/07/22 PC**
11. **VS-22-0206-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Briova Drive (alignment) and between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/jgh/jo (For possible action) **06/07/22 PC**
12. **WS-22-0211-5330 DURANGO LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) wall height; and 3) cross access.
DESIGN REVIEW for site modifications for an existing office complex on 8.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. MN/nr/jo (For possible action) **06/07/22 PC**
13. **UC-22-0213-DESERT PALM PLAZA, LLC:**
USE PERMIT to allow vehicle repair.
DESIGN REVIEW for a vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action) **06/08/22 BCC**
14. **WC-22-400060 (ZC-0274-03)-DESERT PALM PLAZA, LLC:**
WAIVER OF CONDITIONS of a zone change requiring all future buildings shall incorporate a common design theme and incorporate like architectural features and materials in conjunction with a proposed vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) and a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action) **06/08/22 BCC**
15. **ZC-22-0234-PN II, INC.:**
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

16. **VS-22-0235-PN II, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

17. **TM-22-500081-PN II, INC.:**
TENTATIVE MAP consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action) **06/08/22 BCC**

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: May 31, 2022.

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>

05/17/22 PC AGENDA SHEET

TWO FIFTEEN WEST
(TITLE 30)

CIMARRON RD/RAFAEL RIVERA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500065-TWO FIFTEEN WEST, LLC:

TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:
176-04-501-023

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 8180 Rafael Rivera Way
- Site Acreage: 2.1
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 2.1 acre site which was previously approved for an office building. Access to the site is from Cimarron Road to the west and a driveway from a private drive to the east. Off-site improvements will be installed with the development of the office building.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0453	Office building with waivers to increase height and increase sign height	Approved by BCC	October 2021
ZC-0528-07	Reclassified the subject site to C-2 zoning	Approved by BCC	June 2007
ZC-1029-96	Reclassified the northern parcels to R-3 zoning	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-4	Multiple family residential
South	Business Employment	M-D	CC 215 & undeveloped
East	Corridor Mixed-Use	R-4	Multiple family residential
West	Corridor Mixed-Use	M-D	Office complex

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0110-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAVID INMAN

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD., SUITE 100, LAS VEGAS,
NV 89118

06/07/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PATRICK LANE/JIM ROGERS WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400047 (VS-19-0245)-CHARTER FACILITY SUPPORT FOUNDATION LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file) MN/jud/syp. (For possible action)

RELATED INFORMATION:

APN:
163-33-301-006

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting an extension of time to vacate and abandon patent easements no longer needed. The original approval included a request to vacate and abandon 33 foot wide patent easements on the east and west portions of the subject property and a 3 foot wide patent easement located on the south end of the subject property. The applicant states these patent easements are no longer needed since the parcel will be developed and the public right-of-way for Patrick Lane and Sobb Avenue are existing.

Previous Conditions of Approval:
Listed below are the conditions for VS-19-0245:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Patrick Lane and 30 feet for Sobb Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

Applicant's Justification

Applicant states that the patent easements are no longer necessary, and no parcel will be landlocked as a result of this request. The applicant states the reason for this extension of time is because it has been difficult to get signatures for the applications from UNLV. It is not due to a lack of cooperation on UNLV's part, but due to the Nature of the Research Foundations structures, it takes a long time to get new officers listed with the Nevada Secretary of State.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0343	Increased finish grade for an approved school	Approved by BCC	October 2020
UC-20-0084	Use permit and design review for an expansion of an existing school	Approved by BCC	April 2020
VS-19-0245	Vacate and abandon parent easements	Approved by PC	May 2019
ZC-0225-15	Reclassified from R-E to M-D zoning with a use permit and design review for a major training facility	Approved by BCC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family subdivision
South & East	Business Employment	M-D	Undeveloped (UNLV Research Foundation parcels)
West	Business Employment	M-D	Public charter school (UNLV Research Foundation parcels)

STANDARDS FOR APPROVAL:

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

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 21, 2024 to record.
- 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 reapproval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHARTER FACILITY SUPPORT FOUNDATION, LLCV

**CONTACT: JOE PECK, LOCHSA ENGINEERING, 6345 SOUTH JONES BOULEVARD
SUITE 100, LAS VEGAS, NV 89118**

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06/07/22 PC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

MILAGRO CT/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-22-0200-HUALAPAI 215 APTS LLC:

ZONE CHANGE to reclassify 2.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

USE PERMIT for a senior housing project.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.

DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping.

Generally located on the north side of Milagro Court, 260 feet east of Hualapai Way within Spring Valley (description on file). JJ/rk/jø (For possible action).

RELATED INFORMATION:

APN:
163-18-401-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height up to 70 feet where 50 feet is the standard per Table 30.40-3 (a 40% increase).
2. Reduce setback for a carport to 9 feet where 20 feet is the standard per Table 30.40-3 (a 55% reduction).
3. Allow a standard 6 foot high screen wall along the north property line, where a 6 foot noise attenuated wall is required along a freeway per Figure 30.64-4.
4. Reduce throat depth to 14 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 86% reduction).

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Number of Units: 125

- Density (du/ac): 48.6
- Project Type: Senior housing project
- Number of Stories: 5
- Building Height: 70 feet
- Open Space Required/Provided: 12,500/13,300 square feet
- Parking Required/Provided: 125/125

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on March 14, 2022, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 2 attendees present at the open house meeting for this item. One neighbor raised a concern about traffic and queuing on Milagro Court as it relates to truck access to the shopping center to the south. No other concerns were raised.

Site Plans

The plans depict a proposed senior housing facility consisting of a single building near the center of the site. The property sits just south of CC 215. There will be a total of 125 units with a density of 48.6 dwelling units per acre. The complex will provide 1 and 2 bedroom units. The setbacks of the buildings are as follows: 61 feet to the south property line; 37 feet to the north property line; 84 feet to the east property line; and 59 feet to the west property line. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool. There will be one access point to the development from the bulb of the cul-de-sac of Milagro Court to the south. Internal circulation within the project consists of 25 foot wide drive aisles. Parking will consist of surface parking for the visitors and surface spaces and some garages for the residents with a majority of the surface spaces being covered.

Landscaping

The street landscaping is shown at an approximate width of 8 feet behind an attached sidewalk along Milagro Court. The perimeter landscape buffer includes a 6 foot wide landscape area along the north, east, and west property lines with the trees 30 feet on center. Instead of having landscape fingers around the perimeter parking lot (every 6 spaces) those trees will be installed within the 6 foot wide planter in lieu of the landscape fingers; thus, necessitating the request for design review #2. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include recreational open space areas with a swimming pool and deck area. The recreation open space area is on the south side of the building surrounded by 3 sides of the building in a courtyard fashion. The amount of passive and active open space is depicted at 13,300 square feet where 12,500 square feet is required.

Elevations

The plans depict the senior housing development will have unified and consistent modern architecture with multiple surface plane and building height variations. The building will range in height from 55 feet to 70 feet at its highest point. The major portions of the roof parapet are 60 feet to 55 feet high. The areas that extend up to 70 feet are to accommodate the stairwells and

mechanical units. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of recessed lines, wrought iron railing, cornice treatments, and metal canopy shade structures located at various entrances.

Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 84, one bedroom units and 41, two bedroom units. The residential units are between 590 square feet and 1,060 square feet in area. Indoor amenities will include kitchen, library, creative studio, social room, and fitness center.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is appropriate for the area. The property is between a shopping center and the CC 215. Senior housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic as compared with a multiple family development. Furthermore, the development meets most required design standards for a multiple family project and the density and intensity of the project is compatible with the existing multiple family developments on the south side of Flamingo Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0521-01	Reclassified this site to C-2 zoning for a hotel.	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Mid-Intensity Suburban Neighborhood	R-3	Multiple family apartment complex
South	Corridor Mixed-Use	C-2	Shopping center
East	Corridor Mixed-Use	C-2	Undeveloped
West	Corridor Mixed-Use	P-F	Water Reclamation building

*Immediately to the north is the CC 215.

Related Applications

Application Number	Request
VS-22-0201	A request to vacate and abandon 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.*

The applicant states that since the property was not part of the commercial development to the south and without direct access to the nearby arterial streets (Hualapai Way and Flamingo Road), commercial development of the site is not desirable. Staff finds although this site is planned for commercial development (with the allowance of up to 18 du/ac), the location of the project lends itself to a senior housing development that would be ideal for the area. Furthermore, there have been multiple high density developments built on the south side of Flamingo Road within a half mile of this site.

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 with a special use permit for senior housing, a multiple family use with a density up to 22 dwelling units per acre is permitted. The property is located between intense commercial uses immediately to the south and the CC 215 to the north. Staff finds senior housing options are necessary and compatible with the surrounding area. A properly designed multiple family housing development, especially age restricted housing, is an ideal use next to existing commercial and within easy walking distance for pedestrian connectivity.

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.*

Service providers have not indicated that this project will cause a substantial adverse effect on public facilities and services. The facility is intended for adults age 55 or older so there will not be an impact to schools. There are existing public services and facilities in this area which will be utilized by this project. The plans also depict open space on site for recreational uses including a swimming pool and deck area. This open space with the recreational uses for the residents of the facility will off-set any increased demand for use of parks by the residents.

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

The applicant indicates the project accomplishes the Goals and Policies within the Clark County Master Plan, per the following: 1) The project achieves Goal 1.1.1 by providing diversity in housing type that adds senior housing and differing income levels to the neighborhood; 2) Policy 1.1.2 is met by concentrating higher density housing with access to public transit; and 3) Policy 1.1.4 is achieved in that 100% of the senior apartments are designed for aging in place and the site is fully accessible. Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposed zoning complies with Goal 1.2 that encourages expanding the number of long-term affordable housing units available in Clark County.

Summary

Zone Change

Based on the analysis above, staff finds that the trend in the area for higher density residential development makes this request appropriate at this location. The proposed scale, intensity and location of this project should not have any adverse effects on adjacent properties. The density is consistent with the nearby R-4, R-5 and UV zoned projects to the south of Flamingo Road. This project satisfies Countywide policies and goals in the Master Plan which encourages, in part, that new developments should be complementary and similar in intensity to the surrounding land uses and fully accessible between the various uses in the area; therefore, staff finds that the applicant has provided a compelling justification to warrant approval of this nonconforming zone change request.

Use Permit

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

The applicant is requesting a use permit to allow this site to be developed as a senior housing project. The use is compatible with the existing and planned developments in this area and the facility will meet or exceed Code requirements. The location of the project, in relation to planned and approved uses in the immediate area, is not anticipated to negatively impact the neighborhood.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the increase in building height. The building height plate is less than 56 feet, and no residential units are above this height. The building will range in height from 55 feet to 70 feet at its highest point with most of the roof parapet at 60 feet high. Additionally, there is no existing residential in the immediate area and the height increase will not negatively impact the surrounding commercial uses. In addition, the requested building height is similar to approved heights in the area, specifically the office buildings to the west, the multiple family apartment complex at the southeast corner of Hualapai Way and Flamingo Road, and the approved R-5 zoned project behind the apartments mentioned above.

Waiver of Development Standards #2

The applicant is requesting to install carports 9 feet from the south property line adjacent to Milagro Court. The front portion of the property will have a decorative wrought iron fence with an 8 foot wide landscape buffer behind an attached sidewalk. Therefore, staff finds there will be an adequate buffer between the carports and the front property line which should not have adverse impacts to the area.

Waiver of Development Standards #3

While staff does not typically support waiving noise attenuated walls along a freeway, the site's grade is significantly higher than the beltway, by approximately 30 feet; therefore, it is not anticipated there will be any adverse impacts from constructing a standard 6 foot high screen wall instead of a noise attenuated wall.

Design Review

The proposed multiple family development is located near the corner of 2 arterial streets, Hualapai Way and Flamingo Road. The senior housing project has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. The project provides several amenities including open space, a swimming pool, spa, and fitness center. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights.

Public Works - Development Review

Waiver of Development Standards #4

Staff can neither support the request to reduce the throat depth nor the driveway location. Although Milagro Court ends in a cul-de-sac adjacent to the subject site, the shopping center to the south already has access at the end of the cul-de-sac, which will conflict with traffic from the proposed development. Additionally, the parcel to the east, APN 163-18-401-025, may use Milagro Court for access in the future as it is the only street that parcel touches directly. Therefore, staff recommends that the driveway be moved to a central location on the site and that the minimum required throat depth of 100 feet be taken into account with the redesign.

Staff Recommendation

Approval of the zone change, use permit, waivers of development standards #1, #2 and #3, and the design review; denial of waiver of development standards #4. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 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:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years.
- 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Milagro Court.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.

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 #0019-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAN GOYER

CONTACT: JAN GOYER, OVATION CONTRACTING INC, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

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06/07/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

MILAGRO CT/HUALAPAI WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0201-HUALAPAI 215 APTS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
163-18-401-011

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the east, west, and south perimeter of the parcel, excepting out the 30 feet for Milagro Court which is needed for the dedication of a public right-of-way to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0521-01	Reclassified this site to C-2 zoning for a hotel.	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Mid-Intensity Suburban Neighborhood	R-3	Multiple family apartment complex
South	Corridor Mixed-Use	C-2	Shopping center
East	Corridor Mixed-Use	C-2	Undeveloped
West	Corridor Mixed-Use	P-F	Water Reclamation building

*Immediately to the north is the CC 215 Beltway.

Related Applications

Application Number	Request
NZC-22-0200	A nonconforming zone change request to reclassify this site to R-5 zoning for a senior 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.

Analysis

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 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:

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 and a portion of cul-de-sac for Milagro Court;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1- and 2-family dwellings.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAN GOYER

CONTACT: JAN GOYER, OVATION CONTRACTING INC, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

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06/07/22 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

BUFFALO DR/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-22-0208-ELDORADO LANE LLC:

ZONE CHANGE to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards,

DESIGN REVIEW for an office/warehouse building with accessory outside storage in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jv (For possible action)

RELATED INFORMATION:

APN:
176-09-511-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow modified landscape and screening requirements (10 foot wide landscape area without a 6 foot high decorative masonry wall) along a public street (Eldorado Lane) for loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking per Section 30.48.660.
- b. Allow loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking to locate within the front (Eldorado Lane) of the complex where location in the rear of the complex in a service yard is required per Section 30.48.640.
2. Permit access to a local street (Eldorado Lane) where developments shall not access local streets per Table 30.56-2.
3. Reduce the throat depth for proposed driveway on Eldorado Lane to 11 feet where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
4. Reduce the departure distance for a proposed driveway on Eldorado Lane to 92 feet where a distance of 190 feet is required to Buffalo Drive per Uniform Standard Drawing 222.1 (a 51.6% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 12,720 (office/warehouse)/2,956 (outside storage)
- Parking Required/Provided: 23/26

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 1 acre from a C-1 zoning district to an M-D zoning district to allow for an office/warehouse building with accessory outside storage. The applicant conducted a neighborhood meeting on December 2, 2021, 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. No neighbors attended the meeting.

Site Plans

The plans depict a single story office/warehouse building with accessory outside storage yards located on the east and west sides of the structure. The office/warehouse building has been designed with the following setbacks: 1) 10 feet from the north property line, adjacent to the existing mini-warehouse; 2) 82 feet from the south property line, adjacent to Eldorado Lane; 3) 25 feet from the west property line, adjacent to an undeveloped parcel; and 4) 25 feet from the east property line, adjacent to Buffalo Drive. The first outside storage yard, located on the east side of the building, is set back 5.5 feet from the 15 foot wide street landscape area along Buffalo Drive. The outside storage yard will be screened from the right-of-way by an 8 foot high decorative block wall, located between the yard and the street landscaping. The second outside storage yard, located on the west side of the building, is set back 4.5 feet from the west property line. A decorative block wall, measuring 8 feet in height, will be constructed along the west property line of the site. A 5 foot wide detached sidewalk is located along Buffalo Drive and a 5 foot wide attached sidewalk is located adjacent to Eldorado Lane. Access to the project site is granted via a single commercial driveway along Eldorado Lane, necessitating a waiver for access to a local street. Waivers are also required to reduce the throat depth for the commercial driveway and to reduce the departure distance from the intersection of Buffalo Drive and Eldorado Lane. The required loading zones are located immediately south of the outside storage yards. The proposed development requires 23 parking spaces where 26 spaces have been provided.

Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Buffalo Drive. A 10 foot to 12 foot wide landscape area, located behind a 5 foot wide attached sidewalk, is located adjacent to Eldorado Lane. The street landscape area consists of 24 inch box trees, planted 15 feet to 20 feet on center, in addition to shrubs and

groundcover. A waiver is required as decorative masonry wall is required behind the landscaping along Eldorado Lane to screen the overhead roll-up doors from the right-of-way. Interior parking lot landscaping is equitably distributed throughout the interior of the project site. An additional landscaped area consisting of trees and groundcover is provided within the 4 foot to 5.5 foot setback between the decorative block wall and the outside storage areas on both sides of the building.

Elevations

The elevations depict a proposed warehouse building with an overall height of 35 feet to the top of the parapet roof. The north, south, east, and west elevations consist of a varying roofline with concrete tilt-up paneling painted with neutral colors in a gray palette. The south elevation of the building, oriented towards Eldorado Lane, features 2 grade overhead roll-up doors measuring 14 feet in height. A waiver is required to permit the overhead roll-up doors to face Eldorado Lane. All rooftop mounted equipment will be screened from public view and the right-of-way by the parapet wall system.

Floor Plans

The plans depict a 12,720 square foot office/warehouse building that will be divided into 2 tenant spaces, each consisting of 6,360 square feet. Each tenant space features an accessory outside storage yard consisting of 1,478 square feet. Access to the outside storage yards is granted via a decorative wrought iron gate with decorative mesh screening.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the request to reduce the throat depth along Eldorado Lane is justified as a grade level property with no truck docks and adequate parking, the applicant further stated that the standard is necessary on this project in relation to 'stacking' issues. The applicant has provided 99 feet of departure distance from the intersection of Buffalo Drive and Eldorado Lane and indicates this is due primarily to meet a Fire Department requirement related to their vehicles not being permitted to travel beyond the 150 foot drive aisle. Therefore, the driveway is located close to the center alignment within the property. The overhead doors facing Eldorado Lane are made out of steel and opaque glass for decorative purposes and will be an architectural enhancement to the building and the neighborhood. Eldorado Lane is not a through street in either the east or west directions and there are no plans to make Eldorado Lane a thoroughfare. Therefore, the vehicles coming to this site will access it from Buffalo Drive and this is truly the only way in and out of the area. This project will not be receiving semi-tractor trailers nor is it designed for such. There are 2 grade level doors only and are specified as tempered glass overhead doors, which will be functional yet decorative in nature. Our current landscape planter on Eldorado Lane is 10.5 feet at the corner of Buffalo Drive and Eldorado Lane, 12 feet at the east side of the driveway, 13 feet at the west side of the driveway and 145 feet at the west end of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0625	Vehicle (truck) rental - expired	Approved by PC	October 2018
DR-18-0018	Signage in conjunction with an approved mini-warehouse facility - expired	Approved by BCC	March 2018
VS-0767-15	Vacated government patent easements	Approved by PC	January 2016
TM-0196-15	Commercial subdivision	Approved by PC	January 2016
DR-0537-15	Mini-warehouse facility - expired	Approved by BCC	October 2015
NZC-0818-04 (ET-0255-07)	First extension of time for a mini-warehouse facility	Approved by BCC	September 2007
NZC-0818-04	Reclassified the site from R-E to C-1 zoning for a mini-warehouse facility	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood commercial	C-1	Commercial center
South	Neighborhood commercial	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Public Use	P-F	Clark County Fire Station #30 & undeveloped

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

**Current Planning
Zone Change**

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

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

The applicant states the proposed project has been designed to blend into the neighborhood and develop a single vacant lot on the west side of Buffalo Drive located on the northwest corner of Buffalo Drive and Eldorado Lane, and between Eldorado Lane and Warm Springs Road. Existing business types from Warm Springs Road to Eldorado Lane are as follows: gas station/convenience store, small plaza which includes restaurants, bar and salon. It is next to an animal hospital and a self-storage facility immediately adjacent to the proposed project. This project will be consistent with the character of the neighborhood and an enhancement to be certain.

Immediately to the north of the project site is a developed parcel with a mini-warehouse facility zoned C-1 with a planned land use of Neighborhood Commercial. To the west of the proposed development is a predominantly undeveloped parcel zoned P-F with a planned land use of Public Use. Clark County Fire Station 30 is located at the southwest corner of this parcel, adjacent to Robindale Road. To the south of the project site, across Eldorado Lane, is an undeveloped parcel zoned R-E with a planned land use of Neighborhood Commercial. To the east of the proposed development, across Buffalo Drive, is a single family residential development zoned R-2 with a planned land use of Mid-Intensity Suburban Neighborhood. The trend in this area is for both single family residential development and neighborhood commercial development. The proposed zone change to M-D zoning for a proposed office/warehouse is not consistent and compatible with the existing and approved development in this area and is not appropriate for this location.

- 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.*

According to the applicant, the density or intensity of the uses allowed by the amendment will be compatible with the existing planned land use in the surrounding area. The applicant constructed a similar project in at 7155 S. Buffalo Drive which now consists of community related businesses such as sports training with various personal training businesses, small business with office and storage. This speculative shell building project is the same type of product as 7155 S. Buffalo Drive and the owner expects to attract the same type of tenants. These potential tenants will allow for more community related uses and the possibility for the surrounding homeowners to have their businesses close by thus reducing their commute and fuel consumption and ultimately a reduction in air pollution.

Immediately to the north of the project site is a developed parcel with a mini-warehouse facility zoned C-1 with a planned land use of Neighborhood Commercial. To the west of the proposed development is a predominantly undeveloped parcel zoned P-F with a planned land use of Public Use. Clark County Fire Station 30 is located at the southwest corner of this parcel, adjacent to Robindale Road. To the south of the project site, across Eldorado Lane, is an undeveloped parcel zoned R-E with a planned land use of Neighborhood Commercial. To the east of the proposed development, across Buffalo Drive, is a single family residential development zoned R-2 with a density of 5.4 dwelling units per acre and a planned land use of Mid-Intensity Suburban Neighborhood. The M-D zoning district permits multiple land uses by right, such as a dry cleaning plant, food processing, ice and cold storage plant, and sign manufacturing, all of which may not be compatible with the surrounding residential and neighborhood commercial uses.

Furthermore, the request to reclassify the subject property to an M-D zoning district constitutes "spot zoning", or the reclassification of an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area. Therefore, staff finds that the density and intensity of the proposed project, an office/warehouse with accessory outside storage, is not compatible with the existing and planned land 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.*

The applicant indicates there will not be a substantial adverse effect on public facilities and/or services: such as roads, schools, parks, fire and police facilities, and stormwater or drainage facilities, as a result of the proposed use. The proposed project is sized properly for the existing community and is compatible with the area. The RISE report shows that bringing a small 2 tenant, 12,720 square foot building to the community will not add additional stressors to the community's existing resources and infrastructure.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services.

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

The applicant states the proposed amendment conforms to other applicable adopted plans, goals, and policies of the Master Plan. This proposed project is being developed in accordance with Title 30 standards for an M-D zone staying consistent with the goals of the community. Staff finds the isolated location of the requested M-D zoning, in relation to the surrounding zoning districts, is not compatible with the existing land uses.

Summary

Zone Change

Staff finds that there has not been a change in law and policies that make this request appropriate for the area. The reclassification of this site to an M-D zoning district for the proposed project would allow potentially incompatible uses with the developed R-2 zoning district to the east, across Buffalo Drive, and the developed and undeveloped parcels in the surrounding area with a planned land use of neighborhood commercial. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to M-D zoning; therefore, staff recommends denial.

Waivers of Development Standards

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

Waivers of Development Standards #1

Staff finds the 10 foot to 12 foot wide landscape area along Eldorado Lane, including the row of trees planted 15 feet to 20 feet on center, should adequately screen the overhead roll-up doors located on the south side of the building facing towards Eldorado Lane. Furthermore, the undeveloped R-E zoned parcel to the south, across Eldorado Lane, is planned for Neighborhood Commercial Uses. However, since staff is not supporting the nonconforming zone change, waiver of development standards #2, and the design review, staff cannot support this request.

Waivers of Development Standards #2

Per the Development Code, this segment of Eldorado Lane is considered a "non-residential" local street which provides access to adjacent commercial and industrial properties within non-residential use districts. The intent of not allowing non-residential development to access a local street is to ensure commercial traffic does not adversely or negatively impact the surrounding land uses and properties. Staff finds the request to permit access to a local street should have minimal impact on the surrounding properties and land uses. Furthermore, this portion of Eldorado Lane currently does not extend beyond the west boundary of the project site. However, since staff is not supporting the nonconforming zone change, waiver of development standards #1, and the design review, staff cannot support this request.

Design Review

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. While the design of the structure complies with the CMA Design Overlay District requirements, staff is particularly concerned with the isolated nature of the M-D zoning district and the intensity of the proposed uses that could potentially occupy the office/warehouse building. Therefore, since staff is not supporting the nonconforming zone change and associated waivers of development standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff finds the request to reduce the throat depth on the driveway on Eldorado Lane to be excessive. Cars and trucks will share the driveway and, with loading docks directly opposite the driveway, the likelihood is that vehicles will be stacking in the right-of-way, causing potential collisions. A site redesign would allow for the commercial driveway to meet the minimum throat depth standards for better circulation and separation between trucks and cars. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Staff cannot support the reduction in the departure distance for Buffalo Drive. Although the departure distance cannot be met due to the size of the lot, moving the driveway west and redesigning the site as noted in waiver #3 will allow safer circulation.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 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:

Current Planning

If approved:

- 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 installation and use of cooking systems that consumptively use water will be prohibited; 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.

Public Works - Development Review

- Comply with approved drainage study PW15-63398.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0405-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LM CONSTRUCTION

CONTACT: LARRY MONKARSH, LM CONSTRUCTION, 7115 BERMUDA RD, LAS VEGAS, NV 89119

06/07/22 PC AGENDA SHEET

COMMERCIAL CENTER
(TITLE 30)

BUFFALO DR/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0231-ROY FAMILY LLC:

ZONE CHANGE to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; 8) reduce parking lot landscaping.

DESIGN REVIEW for a convenience store with gasoline sales, a vehicle wash, and an office building.

Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jym/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the approach distance along Sunset Road to 121 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 19% reduction).
2. Reduce the departure distance along Buffalo Drive to 109 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 43% reduction).
3.
 - a. Reduce throat depth to 50 feet for the driveway on Sunset Road where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
 - b. Reduce throat depth to 55 feet for a driveway on Buffalo Drive where 100 feet is required per Uniform Standard Drawing 222.1 (a 45% reduction).
4. Waive cross access to the west.
5. Reduce landscaping along a portion of Buffalo Drive to 10 feet where 15 feet is required.
6. Allow shrubs and groundcover within a portion of right-of-way.
7. Reduce the setback for a structure to 16 feet where 30 feet is required (a 47% reduction).
8. Allow a parking lot landscape finger every 12 spaces where every 6 spaces is required (a 100% reduction).

**LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.4
- Project Type: Convenience store/carwash/office
- Number of Stories: 1(convenience store & car wash)/3 (office)
- Building Height (feet): 25 (convenience store)/23 (gas canopy)/50 (office)
- Square Feet: 4,600 (convenience store)/3,843 (gas canopy)/46,775 (office)
- Parking Required/Provided: 210/214

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting at Desert Breeze Community Center on January 18, 2022, as required by the nonconforming amendment process, prior to formal filing of this application. All property owners within 1,500 feet of the subject site were notified about the meeting. There were no neighbors present for the meeting.

Site Plan

The submitted plan depicts an irregular shaped, approximate 3.4 acre elongated parcel. Access is provided to the site by one commercial curb return driveway from both Sunset Road and Buffalo Drive. The convenience store is located on the north end of the parcel and is set back approximately 16 feet from Sunset Road. The convenience store building faces in toward the south with the gas canopies located south of the store and the carwash located to the west. The office building is situated in the southern portion of the site and can only be accessed internally from the convenience store portion of the site. There are 3 trash enclosures depicted, 1 is located between the convenience store and car wash and the other 2 are located along the west property line near the office building. Two loading spaces are shown, 1 for each the convenience store and office building. The parking is disbursed equally around the site. A 24 foot wide drive aisle encircles the office building.

Landscaping

An up to fifteen foot minimum landscaping area with a 5 foot detached sidewalk is depicted along Sunset Road, this area includes 24 inch box trees approximately spaced 20 feet on center, the requisite shrubs and groundcover are also shown. Along the west property line a 6 foot tall zone boundary wall is shown with a primarily 6 foot wide landscape planter, one small area near the proposed car wash is shown at 9 feet 9 inches wide. No trees are depicted within this planter. Along Buffalo Drive a 10 foot wide planter is shown that angles backward so as to be adjacent to existing right-of-way for a CC 215 on ramp. Also, there is a 10 foot wide landscape planter along the south property line, with a proposed maintenance road to the parcel to the south. Additional landscaping is provided around the office building and within the parking lot.

Elevations

The submitted elevations for the 3 story, up to 50 foot tall office building depict a structure that has decorative elements on all 4 sides. The primary mass of the building will be composed of EIFS with a light sand finish. Additional enhancements include decorative painted steel trellises on the front and corners of the building. The windows are composed of dual clear glazing with aluminum frames and there is 1 roll-up door shown on the west elevation. There is a flat roof behind a parapet wall depicted.

The convenience store and gasoline canopy are up to 24 feet in height and have a contemporary design with materials consisting of stucco with light sand colors, EIFS finishes and accents with painted metal finishes. The windows and doors consist of dual pane clear glazing with aluminum frames.

Floor Plans

The floor plans for the 3 story office building show an open floor plan for all 3 floors with stairwells, rest rooms, and elevators.

The floor plan for the convenience store depicts coolers, beer display shelves for products, food preparation area, gaming area, cashier station, rest rooms, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the subject site is located on 2 arterial streets planned and zoned for both commercial and designed manufacturing uses and is a business and employment center for the area. The project is appropriate and compatible with other uses in the area. In addition, this project will serve the existing residential developments in the area and this project complies with the policies outlined in the Master Plan.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	M-D	Office & warehouse building
South	Business Employment	R-E	Undeveloped
East	Business Employment	C-2	Retail commercial buildings
West	Business Employment	C-2	Commercial & office buildings

Related Applications

Application Number	Request
VS-22-0232	A request to vacate patent easements and 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

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 applicant states that the recently adopted Clark County Master Plan designates the project site as BE (Business Employment). The parcels to the immediate west and east of the site, are zoned C-2 and designated BE in the recently adopted Master Plan. Additionally, the parcels on the northeast corner across Sunset Road and Buffalo Drive are zoned C-2 and designated as BE. The subject site in addition to the parcel to the west and parcels to the northeast will result in a more than 10 acre commercial node; therefore, making this request appropriate and compatible with the zoning and uses in the area. Additionally, the proposed project is compatible with the other existing uses in the area which combined provides an employment center for the general area because of the existing R-2, R-3 and R-4 zoned residential uses in this area. The site is located at the intersection of two arterial streets which are typically designated in the Master Plan as a commercial and employment node to serve the area. Therefore, recent changes in laws, policies and trends based on the recently adopted Master Plan and at similar intersections of arterial streets makes this request appropriate for and compatible with this area. The project complies with Goal 5.1 and with the accompanying policies 5.1.2 of continuing to develop the economic base by developing a commercial project that diversifies the uses in an industrial area. Goals 6.1, 6.2 and 6.3 support sustainable development patterns, and more resilient infrastructure in an area that is still under development in close proximity to the CC 215.

Staff agrees with the applicant that the proposed zone change will be compatible with the surrounding existing and planned uses and that the intersection of 2 arterials is an appropriate location for the C-2 zoning district.

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 areas to the west and east as well as the northeast of the project site are designated as BE with a CM (Corridor Mixed-use) designation to the north across Sunset Road. Despite the BE land use designation of the adjacent parcels, non-conforming zone changes were approved which rezoned them to C-2 and they are currently developed with C-2 uses. Therefore, the proposed project is appropriate and compatible with the current designations, existing zoning and future zoning categories and land uses in the immediate area.

Staff agrees with the applicants statement that the proposed project is appropriate and compatible with the current designations, existing zoning and future zoning categories and land uses in the immediate 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.*

The immediate area is already designated for CM and BE land uses and are mostly developed with both C-2 and M-D zoned uses; therefore, the required public services are already planned for the area. Additionally, since the project is in the Public Facilities Needs Assessment Area (PFNA) the Developer will comply with the requirement to execute a Standard Development to help mitigate any possible impacts of the project. Additionally, other properties to the north and south are designated for BE and CM uses, indicating that the area is trending or transitioning to more commercial mixed-use and employment development opportunities for the area.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the PFNA area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

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

The proposed amendment will conform to Code requirements as well as adopted plans, goals, and policies. The project complies with specific Goals and pertinent policies for commercial developments including SV-1.5, SV-2/1, SV-2.2 for the Spring Valley Planning Area. Staff agrees with the applicants summation of the goals and policies.

Summary

Zone Change

This request is for a nonconforming zone change to C-2 zoning. Staff finds that the requested zoning and development could be conducted in a manner that is harmonious and compatible with existing development in the area; however, this is a nonconforming request that requires the applicant to enter into a resolution of intent, which is a contract between the County and applicant, that acknowledges that the proposed zoning request is subject to building the proposed project. Because staff cannot support the design of the project, staff cannot support the zoning request and recommends denial.

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 # 4

Staff cannot support this request as some of the on-site traffic and pedestrian conflicts may be eliminated if the cross access to the west were provided.

Waiver of Development Standards # 5

Staff has no practical problem with this request as the right-of-way for Buffalo Drive helps provide an on-ramp to the CC 215; however, since staff is not supporting the design review, staff cannot support this request.

Waiver of Development Standards # 7

Staff has no practical problem with this request as the sight zones are still intact; however, since staff is not supporting the design review, staff cannot support this request.

Waiver of Development Standards # 8

Since the applicant is only proposing a 6 foot wide planter along the western property line the landscape planter fingers are required for every 6 parking spaces. The applicant is showing planter fingers every 12 spaces. Staff cannot support this request.

Design Review

Staff cannot support the design review for this project as the on-site circulation for this development has multiple vehicular conflicts, which in turn will cause pedestrian and vehicle conflicts as well. The main concern is the location of the gas canopy near the driveway on Buffalo Drive. Since there are only 2 ingress/egress locations on this site and the fact that all of the office occupants and employees will have to utilize these driveways to arrive and leave, vehicles entering and leaving the site from the convenience store and gasoline pumps will be in direct conflict with one another. Also, the exit for the car wash is in conflict with both the vehicles trying to exit onto Sunset Road and all the vehicles gathering at the exit onto Buffalo Drive. In addition, an outside seating area is shown directly to the north of the Buffalo Drive driveway and can only be accessed by walking through the convenience store parking and fueling areas. Lastly, the fuel tanks for the gasoline dispensing pumps are located directly south of the Sunset Road driveway and drive aisle, which will cause backups onto Sunset Road when the tanks are being filled. Staff finds that there are too many uses being proposed on this site and the resulting vehicle and pedestrian conflicts do not promote the protection of the health and safety of the public.

Public Works - Development Review

Waiver of Development Standards #1

Although the driveway on Sunset Road could be moved farther west to provide more distance to the intersection, that would result in the driveway being too close to the existing driveway on the site to the west. If the subject site and the site to the west were to provide cross access, then staff would suggest that only the driveway on the adjacent parcel be used to increase safety along Sunset Road. The applicant requested to waive cross access and if that waiver is approved, then staff finds that the location of the driveway is appropriate. Since Planning is recommending denial of the cross access waiver and the rest of the application, staff cannot support this request.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Buffalo Drive driveway since the applicant placed the driveway as far south as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this request.

Waiver of Development Standards #3

Staff does not object to the reduced throat depth for both driveways. The applicant has reduced the potential for conflicts by providing extra landscape planters adjacent to the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces. However, since Planning is recommending denial of the application, staff cannot support this request.

Waiver of Development Standards #6

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. Although staff does not object to this request, since Planning is recommending denial of the application, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 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:

Current Planning

If approved:

- 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 installation and use of new cooling systems that consumptively use water will be prohibited; 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; 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0156-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH KENNEDY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101

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06/07/22 PC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0232-ROY FAMILY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-501-009

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

This application is a request to vacate and abandon portions of easements and rights-of-way. The patent easements to be vacated are 33 feet wide located along the western and southern property lines. The rights-of-way to be vacated include a 5 foot wide portion of Sunset Road and a 5 foot wide portion of Buffalo Drive. According to the applicant, the patent easements are no longer needed and the vacation of the rights-of-way will accommodate detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	M-D	Office & warehouse building
South	Business Employment	R-E	Undeveloped
East	Business Employment	C-2	Retail commercial buildings
West	Business Employment	C-2	Commercial & office buildings

Related Applications

Application Number	Request
NZC-22-0231	A nonconforming zone change to reclassify the site from an R-E zone to a C-2 zone for a convenience store, vehicle wash, and office building 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 patent easements and right-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 June 22, 2022 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:

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

- Coordinate with Public Works Development Review Division regarding the purchase of the vacated right-of-way;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSEPH KENNEDY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

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06/07/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

FLAMINGO RD/FORT APACHE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0221-9295 BROOKS LLC:

USE PERMIT for an 80 foot high communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduced parking lot landscaping.
DESIGN REVIEW for an 80 foot high communication tower in conjunction with an existing skating facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:
163-20-101-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 229 spaces where 272 spaces were previously approved with WS-0688-04.
2. Reduce parking lot landscaping where Figure 30.64-14 is required.

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9295 W. Flamingo Road
- Site Acreage: 4.2
- Project Type: Communication tower
- Height (feet): 80
- Parking Required/Provided: 272/229

Site Plans

The plans show a skating rink facility on the west side of the site with parking on the north and west sides of the facility. The tower will be located on a current landscape island on the northwestern side of the site where a trash enclosure is currently located. The trash enclosure will

be relocated to the eastern side of the site. The installation of the communication tower and relocation of the trash enclosure will further reduce the parking by 2 spaces and remove a terminal landscape island. Access to the site is from Flamingo Road to the north and Nevso Drive to the south.

Landscaping

Street landscaping and terminal landscape islands are located along Flamingo Road. Interior to the site are 8 landscape islands within the parking area. One of the terminal landscape islands will be removed to accommodate the proposed communication tower.

Elevations

The plans show an 80 foot high mono-pine with equipment enclosure. The equipment area will be surrounded by an 8 foot high CMU wall with access gate facing to the west.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed communication tower meets Title 30 requirements and the tower will not have a negative effect on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0688-04	Reduced parking for a skating facility	Approved by PC	May 2004
UC-1700-03	Check cashing	Approved by	December 2003
WS-1267-02	Reduced parking for an in-line commercial building (no longer part of the parcel)	Approved by PC	October 2002
ZC-0305-97	Reclassified the site to C-1 zoning and a portion of C-2 zoning	Approved by BCC	March 1999
UC-2117-96	Skating rink, tavern and reduced parking	Approved by PC	January 1997
ZC-1137-96	Reclassified the site to C-1 zoning for a retail and office complex	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-1 & C-2	Shopping center
South	Mid-Intensity Suburban Neighborhood	R-1 & R-2	Single family residential
East	Neighborhood Commercial	C-1	Commercial center & mini-warehouse
West	Corridor Mixed Use	C-2	Mini-warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit, Waivers of Development Standards & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

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 proposed communication tower meets Title 30 requirements. The placement on the site would reduce parking on the site and remove parking lot landscaping. Staff generally does not support waivers to reduce parking lot landscaping and reduce parking. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase stormwater runoff during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community. The parking on this site has been reduced three previous times with no apparent negative effect. Overall staff finds this request is in keeping with the commercial, established auto related land use character of the area. The proposed communication tower conforms to Title 30 standards and although reduced parking and landscaping are not generally supported by staff. The overall design works with existing site conditions. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY TOLLEESON

**CONTACT: AMY TOLLÉFSON, YOUNG DESIGN CORP, 10245 EAST VÍA LINDA,
SCOTTSDALE, AZ 85258**

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06/07/22 PC AGENDA SHEET

VEHICLE MAINTENANCE
(TITLE 30)

RUSSELL RD/CC 215

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0230-DISCOVERY GATEWAY PARK LLC:

USE PERMIT to allow a vehicle maintenance (window tinting) establishment within an existing office/warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 690 feet east of CC 215 within Spring Valley. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

163-29-810-015 ptn

USE PERMIT:

Reduce the separation of a vehicle maintenance facility to 68 feet where 200 feet is required per Table 30.44-1 (a 66% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8840 W. Russell Road, Building B, Suite 225
- Site Acreage: 0.2 (lease space)/4.5 (entire complex)
- Project Type: Vehicle maintenance (window tinting)
- Number of Stories: 2
- Square Feet (lease area): 4,942
- Parking Required/Provided: 121/246

Site Plan

The site was reclassified from R-E zoning to M-D zoning via NZC-0808-04. The site plan depicts an existing office/warehouse complex with 2 rectangular shaped buildings oriented north to south. The first building (Building A) is located within the eastern half of the complex, and Building B is located on the western half. Access to the site is provided via 2 commercial driveways along the south property line adjacent to Russell Road. The applicant's lease space is located within Building B, Suite 225. Parking is located around the perimeter of the complex,

adjacent to the buildings, and in between the buildings where the loading docks and trash enclosures are located. This application is required because there is a multiple family development adjacent to this site to the east. The warehouse faces west and all work will be done in the rear of the property.

Landscaping

Existing landscaping will remain on-site and changes to the landscaping are neither required nor a part of this request.

Elevations

The existing office/warehouse building exterior elevations include a 2 story office/warehouse building. The exterior walls are concrete casted tilt-up panels with a variety of grey tones. The exterior finishes include aluminum store front and window systems with balconies that have stainless steel railings. Building B (applicant's proposed establishment) includes main entrances along the west facing elevation of the building, and overhead roll-up doors along the east facing elevation. No changes are proposed to the elevations of the building.

Floor Plan

The provided floor plan depicts an office, restrooms, and warehouse space on the first floor and a second floor mezzanine space with offices. The overall area for the lease space is 4,942 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a vehicle maintenance (window tinting) business. The proposed use is in harmony with the other uses in the complex and should not pose negative impacts to the overall office/warehouse complex.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0347	Use permit to allow a sporting goods - firearm retail sales establishment within an existing office warehouse	Approved by PC	August 2021
TM-0395-06	1 lot commercial subdivision	Approved by PC	November 2006
VS-0770-05	Vacated a portion of right-of-way being Russell Road between Seelinger Street (alignment) and Durango Drive	Approved by PC	June 2005
DR-0685-05	Office/warehouse complex	Approved by BCC	June 2005
VS-1355-04	Vacated government patent easements	Approved by BCC	September 2004

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0808-04	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Elementary School
South	Corridor Mixed-Use	M-D	Single family residential & industrial center
East	Public Use	R-E	Power generating station
West	Urban Neighborhood	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not oppose as the use is harmonious to the overall site and should not pose negative effects to the overall complex. With the addition of the proposed establishment, the parking requirement is still met; therefore, staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GLASSY BUSINESS WINDOW TINTING, INC.

CONTACT: GLASSY BUSINESS WINDOW TINTING, INC., 8840 W. RUSSELL RD,
SUITE 225, LAS VEGAS, NV 89148

06/07/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LINDELL RD/OQUENDO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0197-SIMMONS COLTYN & MINDY:

VACATE AND ABANDON easements of interest to Clark County, located between Lindell Road and Mohawk Street, and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:
163-36-501-025

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

BACKGROUND:
Project Description

The site plan depicts the vacation and abandonment of government patent easements around the perimeter of the site. The patent easements to be vacated are 33 feet wide along the south and east property lines.

The applicant indicates these patent easements are not needed for any additional road or utility purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1111-08	Reclassified parcels in Section 36 to RNP-I	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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 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 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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COLTYN SIMMONS

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

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06/07/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

POST RD/JIM ROGERS WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0206-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Briova Drive (alignment) and between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
163-33-401-027

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The subject parcel is located at the southwest corner of Post Road and Jim Rogers Way. The applicant indicates this request is to vacate a public drainage easement. The easement area is on the south side of Post Road between Durango Drive and Jim Rogers Way.

This application will allow for the vacation of an existing easement as per the Clark County Public Works Department. The easement area will be encompassed in a new private drainage easement for which civil plans have been submitted.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0145	Offices as a principal use	Approved by BCC	May 2021
VS-0959-14	Vacated a portion of a cul-de-sac which was part of Jim Rogers Way - recorded	Approved by PC	February 2014
DR-0894-14	Parking lot expansion in conjunction with a previously approved office building and pharmacy	Approved by BCC	January 2015
UC-0556-14	Offices as a principal use with a pharmacy	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0448-08 (ET-0095-10)	First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking - expired	Approved by BCC	August 2010
VS-1398-07 (ET-0356-09)	First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue - recorded	Approved by PC	February 2010
UC-0448-08	Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking - expired	Approved by BCC	June 2008
TM-0103-08	UNLV Harry Reid Research and Technology campus - expired	Approved by PC	June 2008
VS-1398-07	Vacated patent easements and right-of-way for Gagnier Street and Sobb Avenue	Approved by PC	June 2008
ZC-1715-05	Reclassified 122 acres from R-E, R-2 & R-3 zoning to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Undeveloped
South	Corridor Mixed-Use & Business Employment	C-2 & M-D	Office building & undeveloped
East	Business Employment	M-D	Office building & undeveloped

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 a drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- Comply with approved drainage study PW21-16269, with the exception of the new drainage easement being privately owned and maintained instead of public, unless otherwise required by Public Works - Development Review;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, STE 100, LAS VEGAS, NV 89118

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06/07/22 PC AGENDA SHEET

SITE MODIFICATIONS
(TITLE 30)

DURANGO DR/HACENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0211-5330 DURANGO LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) wall height; and 3) cross access.

DESIGN REVIEW for site modifications for an existing office complex on 8.5 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:
163-28-311-002; 163-28-311-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a fence to a street to 8.5 feet where 10 feet is required per Table 30.40-4 (a 5% decrease).
2. Allow an increase in wall height to 8 feet high with a 2 foot high steel enclosure for a generator where 6 feet is allowed per Chapter 30.64.020 (a 67% increase).
3. Waive the requirement for cross access and shared parking with the property to the north where required per Table 30.56-2.

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5420 S. Durango Drive & 5370 S. Durango Drive
- Site Acreage: 8.5
- Project Type: Site modifications
- Number of Stories: 2
- Building Height (feet): 34
- Parking Required/Provided: 447/491 (both properties)

Site Plans

The plans depict an office complex consisting of 3 office buildings and a parking garage on two parcels. The plan indicates that the southern parcel, which includes two office buildings and a parking garage, will be separated from the northern parcel by controlled gated access. The parking on both parcels currently totals to 504 spaces. The northern parcel, APN 163-28-311-002 will have 97 parking spaces where 87 are required when the two parcels are stand alone. The southern parcel is shown with controlled gated access from three points from Durango Drive and two gates on the north side of the parcel to the employee parking areas with 4 additional gates on the east side and center of the site. Covered parking is proposed along the perimeter of the southern site and EV charging stations will be available within the parking garage. A modification to the northern side of the central building (#5420) is proposed to make a walled and landscaped outdoor break area. The break area will constitute providing a barrier from the parking area and the outdoor break area and adding landscaping to enhance the portion of the site.

Landscaping

Landscaping on the site is existing. The plans show the addition of landscaping to an area in the center of the site for an employee break area. A 6 foot high decorative metal fence is proposed along the frontage with Durango Drive behind the attached sidewalk and landscaping.

Elevations

The plans show façade changes to the building which include new entryways with parapet and enhanced window sunshades and exterior treatments. A roof deck with amenities for employees is proposed on the top floor of the parking garage. A generator with 8 foot high block wall and steel enclosure are located on the east side of the site. The height of the wall and accompanying steel enclosure required a waiver for the increase in height.

Floor Plans

Interior modifications are not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed changes are to make the property most useful to the owner. The proposed waivers and design review are requested in order to make the site more secure and will not have a negative impact on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0146-17	Commercial subdivision	Approved by PC	October 2017
DR-0676-17	Comprehensive sign package	Approved by BCC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0569-17	Vacated patent easements	Approved by PC	September 2017
WS-0774-12	Reduced parking with review of access control gates	Approved by PC	February 2013
DR-0179-10	Access control gates in conjunction with an office complex - expired	Approved by PC	June 2010
ZC-1792-03	Reclassified the northern parcel to C-P zoning for an office building	Approved by BCC	December 2003
WC-0315-02 (WS-12-46-01)	Modified a condition for landscaping	Approved by BCC	November 2002
WS-1246-01	Reduced parking for an office complex	Approved by PC	December 2001
ZC-1294-97	Reclassified the northern parcel to C-P zoning for an office complex	Approved by the PC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South & East	Public Use	P-F	Detention basin
West	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	R-3 & C-1	Multiple family & medical office building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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

The requested waivers and design review for site modifications of an existing office complex are consistent with the Spring Valley goals and policies of the Master Plan. Policy SV-1.4 states the adaptive reuse where practical and consistent will promote reinvestment and support of

countywide sustainability initiatives. The site has more than adequate parking on the site for customers and employees, mature landscaping exists on the site and will remain, additional landscaping will be added to the site within the employee break area, and employees will have roof-top amenities. The proposed decorative metal fence along Durango Drive and the on-site access gates will provide safety and security to employees and will not have a negative impact on the area. The northern parcel although the cross access will no longer be available, the parcel will have more parking than required. Through thoughtful site design and conformance with the Master Plan, staff can support these requests.

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:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; 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

- Hatched areas near the access gates shall be replaced with landscape planters.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

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



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06/08/22 BCC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

WARM SPRINGS RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0213-DESERT PALM PLAZA, LLC:

USE PERMIT to allow vehicle repair.

DESIGN REVIEW for a vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-09-110-008; 176-09-110-009; 176-09-110-011; 176-09-110-016; 176-09-110-018 through 176-09-110-021 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.3 (portion) (subject parcel)/36 (existing overall shopping center)
- Project Type: Proposed vehicle maintenance and repair establishment - Meineke
- Number of Stories: 1
- Building Height: 24 feet, 5 inches (maximum)
- Square Feet: 3,794 (Meineke building)
- Parking Required/Provided: 1,122/1,722

Site Plan

The site plan depicts an existing shopping and office center previously approved by ZC-0274-03 on a total of 36 acres and includes uses such as retail establishments, restaurant pad sites, a gasoline station on the western portion of the shopping center, and offices on the eastern half of the center. The western portion is C-2 zoned and the eastern portion is C-P zoned. NZC-19-0672 approved a multiple family residential development on the southern portion of the overall complex (not a part of this application).

Today, the applicant is requesting a use permit to allow a vehicle repair establishment on 0.3 acre portion on APN 176-09-110-011 only. The proposed building will also include vehicle maintenance services (Meineke). The remaining APNs are not a part of the applicant's request.

The enlarged site plan depicts a 0.3 acre pad site that will include a 1 story vehicle maintenance/repair establishment. The front of the building and the roll-up bay doors will face south, interior to the shopping center. The applicant is including 7 parking spaces on-site, and a new trash enclosure on the southwest corner of the parcel. The site plan shows that the applicant will also extend the detached sidewalk along the north property line and extend the walkway along the east property line adjacent to the building. Access to the pad site will include an internal driveway on the southeast corner which leads vehicles to a second driveway on the southwest corner of the pad site. One thousand one hundred and twenty-two parking spaces are required throughout the shopping and office center, and 1,722 parking spaces are provided.

Landscaping

There is an existing 20 foot wide landscape planter along the north property line with existing trees, shrubs, and groundcover. The applicant is proposing a 5 foot wide landscape planter along the south property line of the pad site and the finger islands adjacent to the parking spaces include trees and shrubs. Landscaping is also proposed at the southwest corner of the proposed building.

Elevations

The elevation plans include a proposed 1 story vehicle maintenance/repair establishment with an overall height of 24 feet 5 inches. The applicant is proposing stucco walls with white, tan, cream, and dark grey paint colors, which will match Meineke's required corporate color palette.

ZC-0274-03 was approved with a condition of approval that requires that "all future buildings shall incorporate a common design theme and incorporate like architectural features and materials." The existing buildings within the shopping center include faux stone facades, desert themed colors which include tan, cream, green, and terracotta. As a companion item to this application the applicant is also requesting a waiver of conditions of a zone change to allow the proposed color scheme (white, tan, cream, and dark grey paint) to be approved and not add any faux stone exterior features.

Floor Plan

The proposed floor plan includes a customer waiting area, reception area, an office, restrooms, a compressor room, and the main work area. The proposed building has an overall area of 3,794 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed project consists in a 3,794 square foot, 1 story wood framed commercial building for a Meineke Car Care Center that will provide vehicle maintenance and vehicle repair services. Vehicle maintenance is allowed in C-2 zoning and meets the conditions in Table 30.44-1; however, a use permit is required to allow vehicle repair in C-2 zoning. The proposed Meineke building

will have 6 bays and will provide 7 additional parking spaces on the site, 2 of the parking spaces being accessible spaces and a proposed trash enclosure is also included in the design. The proposed Meineke will be a good addition to the shopping center taking into consideration that the establishment will serve to the single family residential units around the area and the new multiple family buildings that are being developed in the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-40022 (WS-0715-06)	Waiver of conditions of a design review requiring no additional freestanding signs on-site in conjunction with an existing office building	Approved by BCC	April 2022
DR-21-0662	Comprehensive sign package for a freestanding sign and monument sign	Approved by BCC	April 2022
DR-18-0099	Gasoline station with a fuel canopy and attendant kiosk	Approved by BCC	March 2018
DR-0228-16	Use permit and design review for a communication tower	Approved by PC	June 2016
DR-0428-10	Drive-thru for a bank and freestanding sign and waiver of conditions (WS-0715-06) for no additional freestanding signs (WC was withdrawn)	Approved by BCC	October 2010
DR-0367-08	Fast food restaurant with a drive-thru	Approved by BCC	May 2008
ZC-0274-03 (WC-0187-07)	Waiver of conditions of a zone change requiring undulating berms a minimum of 3 feet in height shall be placed in the landscape buffer	Approved by BCC	July 2007
ADR-900740-07	Bank facility with a drive-thru	Approved by ZA	June 2007
WS-0715-06	Waivers for increased sign height and design review for a comprehensive sign package	Approved by BCC	June 2006
VS-1962-05	Vacated and abandoned portions of rights-of-way being Cimarron Road, Warm Springs Road, and Durango Drive - recorded	Approved by PC	February 2006
UC-1801-04	Allowed increased building height with several waivers of conditions and a design review for the proposed shopping and office center	Approved by BCC	December 2004
TM-0314-04	Commercial subdivision	Approved by PC	July 2004
ZC-0274-03	Reclassified the proposed 40 acre shopping and office center to C-P and C-2 zoning	Approved by BCC	March 2003

*Additional land use applications have been approved throughout the shopping center but are not related to the applicant's request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Neighborhood Commercial	C-2 & C-P	Commercial complex & undeveloped
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & R-5	Shopping center & multiple family residential
East	Corridor Mixed-Use	C-2	Gasoline station (Smith's fuel center)
West	Corridor Mixed-Use	C-2	Shopping center and Burger King pad site

Related Applications

Application Number	Request
WC-22-40060 (ZC-0274-03)	A waiver of conditions of a zone change 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****Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not object to the proposed use of a vehicle repair establishment. Title 30 allow vehicle maintenance in a C-2 zoned property and adding a vehicle repair establishment is harmonious to the site. The shopping center includes a variety of commercial uses from retail, restaurant, and offices spaces. Therefore, the proposed establishment should not negatively impact the site.

Design Review

Staff finds that the proposed schematic design of the building and vehicle and pedestrian circulation impacts the undeveloped pad site positively. However, to continue the established aesthetic streetscape of the overall shopping center, staff does not support the proposed exterior wall color scheme and the lack of complementary design in comparison to the existing buildings within the complex. ZC-0274-03 was approved with a condition of approval that requires a common design theme and incorporate like architectural features and materials. Staff can support the proposed color scheme if the applicant installs faux stone finish accents to the exterior walls of the building.

Staff Recommendation

Approval of the use permit; denial of the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Install a faux stone finish accent to the exterior walls to match the existing buildings within the complex;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Traffic study and compliance.

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 #0160-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: _____

APPROVALS:

PROTESTS:

APPLICANT: LUIS FLORES PAZ

CONTACT: LUIS FLORES PAZ, 10438 SKY GATE STREET, LAS VEGAS, NV 89178

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06/08/22 BCC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

WARM SPRINGS RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400060 (ZC-0274-03)-DESERT PALM PLAZA, LLC:

WAIVER OF CONDITIONS of a zone change requiring all future buildings shall incorporate a common design theme and incorporate like architectural features and materials in conjunction with a proposed vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) and a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-09-110-008; 176-09-110-009; 176-09-110-011; 176-09-110-016; 176-09-110-018 through 176-09-110-021 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description:

General Summary

- Site Address: N/A
- Site Acreage: 0.3 (portion) (subject parcel)/36 (existing overall shopping center)
- Project Type: Proposed vehicle maintenance and repair establishment - Meineke
- Number of Stories: 1
- Building Height: 24 feet, 5 inches (maximum)
- Square Feet: 3,794 (Meineke building)
- Parking Required/Provided: 1,122/1,722

Site Plan

The site plan depicts an existing shopping and office center previously approved by ZC-0274-03 on a total of 36 acres and includes uses such as retail establishments, restaurant pad sites, a gasoline station on the western portion of the shopping center, and offices on the eastern half of the center. The western portion is C-2 zoned and the eastern portion is C-P zoned. NZC-19-0672 approved a

multiple family residential development on the southern portion of the overall complex (not a part of this application).

The proposed building will include vehicle repair (companion item UC-22-0213) and vehicle maintenance services (Meineke) on 0.3 acre portion on APN 176-09-110-011 only. The remaining APN's are not a part of the applicant's request. The enlarged site plan depicts a 0.3 acre pad site that will include a 1 story vehicle maintenance/repair establishment. The front of the building and the roll-up bay doors will face south, interior to the shopping center. The applicant is including 7 parking spaces on-site, and a new trash enclosure on the southwest corner of the subject parcel. The site plan shows that the applicant will also extend the detached sidewalk along the north property line and extend the walkway along the east property line adjacent to the building. Access to the pad site will include an internal driveway on the southeast corner which leads vehicles to a second driveway on the southwest corner of the pad site. One thousand one hundred and twenty-two parking spaces are required throughout the shopping and office center, and 1,722 parking spaces are provided.

This waiver of conditions of a zone change request is in regard to the applicant's proposed color scheme and proposed exterior finishes for the proposed building and is a companion item to UC-22-0213.

Landscaping

There is an existing 20 foot wide landscape planter along the north property line with existing trees, shrubs, and groundcover. The applicant is proposing a 5 foot wide landscape planter along the south property line of the pad site and the finger islands adjacent to the parking spaces include trees and shrubs. Landscaping is also proposed at the southwest corner of the proposed building.

Elevations

The elevation plans include a proposed 1 story vehicle maintenance/repair establishment with an overall height of 24 feet 5 inches. The applicant is proposing stucco walls with white, tan, cream, and dark grey paint colors, which will match Meineke's required corporate color palette.

ZC-0274-03 was approved with a condition of approval that requires that "all future buildings shall incorporate a common design theme and incorporate like architectural features and materials." The existing buildings within the shopping center include faux stone facades, desert themed colors which include tan, cream, dark green, and terracotta colors. The applicant is proposing to allow the proposed color scheme (white, tan, cream, and dark grey paint) to be approved and not add any faux stone exterior materials.

Floor Plan

The proposed floor plan includes a customer waiting area, reception area, and office, restrooms, a compressor room, and the main work area. The proposed building has an overall area of 3,794 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0274-03:

- Subject to expunging ZC-0734-02;
- No resolution of intent and staff preparing an ordinance to adopt the zoning;
- A design review as a public hearing for final plans;
- A minimum 20 foot wide landscape buffer to include a minimum five foot wide detached meandering sidewalk located within a pedestrian easement;
- Installation of site furnishings (ie, benches) along the meandering sidewalk;
- Undulating berms a minimum of three feet in height shall be placed in the landscape buffer;
- All signage shall be monument style and incorporate common design elements;
- Buildings shall be grouped to promote pedestrian activity;
- Buildings shall be arranged to screen parking adjacent to the public right-of-way;
- Landscape buffers measuring not less than 1,500 square feet shall be located at the intersections of Warm Springs Road/Durango Drive and Warm Springs Road/Cimmaron Drive;
- An intense landscape buffer shall be located along the entire length of the property adjacent to the future golf course;
- Providing a 20 foot wide landscape buffer with two off-set rows of medium trees, 24 inch box in size, with shrubbery to cover 50% of the landscape area;
- No turf within the 20 foot landscape buffer area along exterior streets;
- All future buildings shall incorporate a common design theme and incorporate like architectural features and materials;
- Right-of-way dedication of 40 feet for Cimarron Drive together with a 54 foot spandrel area at the intersection of Cimarron Drive and Warm Springs Road, 40 feet for Robindale Road;
- Expunge VS-0856-01;
- Drainage and traffic studies and compliance;
- Traffic study to address dedication and construction of a bus turn-out, including passenger loading/shelter area in accordance with Regional Transportation Commission standards, and access points on Cimarron Drive;
- Full off-sites;
- If meandering sidewalk is approved, right-of-way to be back of curb which may require a vacation and executing a pedestrian access, utility, and streetlight easement within the landscaped/sidewalk area;
- And all applicable standard conditions for this application type.

Applicant's Justification

Per the submitted justification letter, the applicant states the tenant/user for this building has a standard color palette that must be followed, also this color palette is aesthetically pleasing in comparison to the buildings within the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-400022 (WS-0715-06)	Waiver of conditions of a design review requiring no additional freestanding signs on-site in conjunction with an existing office building	Approved by BCC	April 2022
DR-21-0662	Comprehensive sign package for a freestanding sign and monument sign	Approved by BCC	April 2022
DR-18-0099	Gasoline station with a fuel canopy and attendant kiosk	Approved by BCC	March 2018
DR-0228-16	Use permit and design review for a communication tower	Approved by PC	June 2016
DR-0428-10	Drive-thru for a bank and freestanding sign and waiver of conditions (WS-0715-06) for no additional freestanding signs (WC was withdrawn)	Approved by BCC	October 2010
DR-0367-08	Fast food restaurant with a drive-thru	Approved by BCC	May 2008
ZC-0274-03 (WC-0187-07)	Waiver of conditions of a zone change requiring undulating berms a minimum of 3 feet in height shall be placed in the landscape buffer	Approved by BCC	July 2007
ADR-900740-07	Bank facility with a drive-thru	Approved by ZA	June 2007
WS-0715-06	Waivers for increased sign height and design review for a comprehensive sign package	Approved by BCC	June 2006
VS-1962-05	Vacated and abandoned portions of rights-of-way being Cimarron Road, Warm Springs Road, and Durango Drive - recorded	Approved by PC	February 2006
UC-1801-04	Allowed increased building height with several waivers of conditions and a design review for the proposed shopping and office center	Approved by BCC	December 2004
TM-0314-04	Commercial subdivision	Approved by PC	July 2004
ZC-0274-03	Reclassified the proposed 40 acre shopping and office center to C-P and C-2 zoning	Approved by BCC	March 2003

*Additional land use applications have been approved throughout the shopping center but are not related to the applicant's request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Neighborhood Commercial	C-2 & C-P	Commercial complex & undeveloped
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & R-5	Shopping center & multiple family residential
East	Corridor Mixed-Use	C-2	Gasoline station (Smith's fuel center)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	C-2	Shopping center & Burger King pad site

Related Applications

Application Number	Request
UC-22-0213	A use permit to allow vehicle repair and a design review for a proposed vehicle repair/maintenance facility (Meineke) 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

The applicant has not presented a warranted reason to not follow the common design theme and to not follow existing architectural features and materials that exist throughout the commercial complex. Staff can support the proposed paint color palette of white, tan, cream, and dark grey paint colors. However, staff is encouraging architectural consistency and architectural features and materials should be incorporated to the exterior walls of the proposed building. Staff finds that the existing business such as Chase Bank, Walgreens, Burger King, Smith's Fuel Center, and the larger retail buildings within the shopping center all have common architectural features while still keeping corporate themed color palettes. The applicant has not shown a sufficient reason as to why this request should warrant a recommendation of approval.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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06/08/22 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RUSSELL RD/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0234-PN II, INC.:

ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-27-402-009

USE PERMITS:

1. Detached single family residential planned unit development.
2. Reduce the building setback from project perimeters to 5 feet where a minimum of 10 feet is required per Section 30.24.060 (a 50% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street intersection off-set to 50 feet where 125 feet is required per Chapter 30.52 (a 60% reduction).
2. Reduce the driveway setback from back of curb return to 5 feet where 12 feet is required per Uniform Standard Drawing 222 (a 58.3% reduction).

DESIGN REVIEWS:

1. Detached single family residential planned unit development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 81
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,240/5,100
- Project Type: Detached (single family residential) planned unit development
- Number of Stories: 2 to 3
- Building Height (feet): Up to 37
- Square Feet: 2,025 to 3,074
- Open Space Required/Provided: 20,474/23,087

Site Plan

This is a conforming zone change request from an R-E to R-2 zoning district for single family detached planned unit development. The plans depict a residential development consisting of 81 lots on 9.3 acres with a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,240 square feet and 5,100 square feet, respectively. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive, an east/west 60 foot wide public street connecting 4 internal private streets measuring 43 feet in width. A 5 foot wide attached sidewalk is located immediately adjacent to Dewey Drive. The development consists of an internal network of private streets, each measuring 43 feet in width. Private Street A, oriented in a north/south direction, connects to Dewey Drive. Private Street B and Street D are designed as east/west streets connecting to private Street A and Street C. Private Street D terminates as a stub street at the southeast corner of the site, adjacent to Lots 19 through 21, and at the southwest corner of the site, adjacent to Lots 34 through Lots 37. Private Street C is oriented in a north/south direction and terminates in a hammerhead design adjacent to Lots 47 through Lots 50, requiring a design review. A 5 foot wide sidewalk has been provided on the west side of Street A, the east side of Street C, the south side of Street B, and the north side of Street D. A 5 foot wide detached sidewalk is provided along Russell Road. The proposed development requires 20,474 square feet of open space where 23,087 square feet of open space is provided. The open space area (common element C) is centrally located within the project site dividing 2 rows of residences, Lots 62 through Lots 71 and Lots 72 through Lots 81. The open space area measures a minimum of 25 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks located between Lot 21 and Lot 22 and Lot 33 and Lot 34, connect to Russell Road. A waiver is required to reduce the street intersection off-set between the intersections of private Street A/Dewey Drive and Crestlock Drive/Dewey Drive. A second waiver is requested to reduce the driveway setback from back of curb return for lot 8, located at the northeast corner of the development, adjacent to Dewey Drive. The minimum setbacks and building height for the detached single family residences are as follows:

- Maximum height of single family residence - 37 feet
- Front garage - 20 feet
- Front portion of residence - 10 feet

- Interior Side Setback - 5 feet
- Side Street Corner Setback - 10 feet
- Rear - 15 feet
- Rear Patio - 5 feet*

*A special use permit is required to reduce the perimeter setback for Lots 36 through Lots 49 and Lots 9 through Lots 20.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. Per Code requirements, 20,474 square feet of open space is required for the development where 23,087 square feet is provided. Common lots featuring landscaping are located between Lot 61 and private Street A, and Lot 9 and Dewey Drive.

Elevations

The plans depict 2 to 3 story model homes with multiple elevations with a height ranging from 24.5 feet to 37 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs. Balconies will also be featured on the front elevation, second or third story, of several model residences. Only 1 model features a second story balcony on the rear elevation.

Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging between 2,025 square feet to 3,074 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a gathering room. All models feature 2 car garages.

Applicant's Justification

The use permit to reduce the perimeter setback is necessary to maintain a 5 foot rear yard setback for a patio cover. The reduced setback applies to all perimeter lots. The applicant states each 2 car garage requires a 16 foot wide driveway, and will be 5.5 feet from the curb return. The applicant indicates Street A is located at the low point of the site, for sewer and storm flow, at the intersection of Dewey Drive. The residents from the site will turn right onto Dewey Drive and head east, and the residents exiting Crestlock Drive will turn left onto Dewey Drive and head east since Dewey Drive terminates approximately 350 feet west of Street A. This will eliminate any conflicting left turns. The applicant states that the proposed hammerhead cul-de-sac is justified utilizing the following factors for consideration:

1. Each lot will have a 2 car garage with a full 20 foot driveway, which will accommodate 2 cars. Currently, this will allow 162 garage spaces and 162 driveway spaces for a total of 324 spaces. Also, the proposed street section allows for on street parking, which is not included in the total provided parking number. This will exceed the required parking by 17 spaces, which is 2 parking spaces per residence, 162 parking spaces and 1 parking space per 5 residential units for a total of 179 parking spaces.

2. The proposed driveways for this site are 20 foot minimum, and 18 foot minimum for cul-de-sac lots.
3. The site is proposing one hammerhead at the northwest corner of the site where there is no access to Dewey Drive.
4. The proposed lots are a minimum of 3,240 square feet.
5. Dewey Drive ends about approximately 220 feet short of the western property line of the proposed site. The proposed hammer head is at this location where there is no frontage onto Dewey Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-22-500081	A tentative map for an 81 lot single family residential development is a companion item on this agenda.
VS-22-0235	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to R-2 zoning conforms to the Spring Valley Planned Land Use Map which designates this parcel as Mid-Intensity Suburban Neighborhood (up to 8 du/ac). Staff finds the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

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 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.

Use Permits & Design Review #1

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The open space provided within the planned unit development exceeds Code requirements by 2,613 square feet. However, staff is concerned with the configuration of the open space as it divides 2 rows of residences, Lots 62 through Lots 71 and Lots 72 through Lots 81, creating a canyon effect. The design of the open space area, located between the residential lots, could potentially create defensible space issues for law enforcement. The proposed configuration of the open space is not practical and is partially isolated from the remainder of the development. Staff finds the open space should have a unified design, either through a series of connected green space areas within the subdivision or a centrally located area within the development that is both visible and easily accessible for all residents. Furthermore, staff is concerned with the proposed 3 story model homes with a maximum height of 37 feet. The existing single family development located along the east and west perimeters of the proposed development are single story residences. Therefore, staff recommends a condition for 2 story single family residences only for Lots 36 through Lots 48 (west property line) and for Lots 9 through Lots 20 (east property line). The intent of the perimeter setback is to ensure a minimum distance and buffer is maintained between a planned unit development and adjacent parcels to mitigate any potential impact. The request to reduce the required setback is a self-imposed burden and could be eliminated by increasing the length of the perimeter lots by 5 additional feet. Staff cannot support the request for the planned unit development and associated design review due to concerns with the open space configuration, the reduced perimeter setback, and the hammerhead cul-de-sac design; therefore, staff recommends denial.

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 #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. The hammerhead design potentially impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lot 48 and Lot 49. Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

Public Works - Development Review

Waivers of Development Standards #1 & #2

Staff does not object to the request to reduce the distance from the driveway to the point of tangent for Lot 8 nor does staff object to the reduction for the street intersection off-set between Crestlock Drive and A Street. Dewey Drive terminates in a cul-de-sac on the north-central side of the site. As a result, there will be a limited amount of vehicular traffic adjacent to the development. However, since Planning does not support the overall design of the site, and the waivers are directly related to the proposed design, staff cannot support this request.

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 of the zone change; denial of the use permits, waivers of development standards #1 and #2, and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 2 story single family residences only for Lots 36 through Lots 49 and for Lots 9 through Lots 20.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

- 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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER VERAS

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

06/08/22 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0235-PN II, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road, and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-27-402-009

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing 30 foot wide easement being a BLM right-of-way grant, located at the northwest portion of the project site adjacent to Dewey Drive. The vacation of the easement is required to develop the project site. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Russell Road, that is necessary to accommodate the required detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0234	A conforming zone change to reclassify 9.3 acres from an R-E to an R-2 zone for a detached single family residential planned unit development is a companion item on this agenda.

Related Applications

Application Number	Request
TM-22-500081	A tentative map for an 81 lot single family residential development 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 a Bureau of Land Management right-of-way grant and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JENNIFER VERAS
CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S, RAINBOW
BOULEVARD, LAS VEGAS, NV 89146

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06/08/22 BCC AGENDA SHEET

RUSSELL & TENAYA - PARCEL 1
(TITLE 30)

RUSSELL RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500081-PN II, INC.:

TENTATIVE MAP consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-27-402-009

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 81
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,240/5,100
- Project Type: Detached (single family residential) planned unit development
- Open Space Required/Provided: 20,474/23,087

The plans depict a residential development consisting of 81 lots on 9.3 acres with a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,240 square feet and 5,100 square feet, respectively. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive, an east/west 60 foot wide public street connecting 4 internal private streets measuring 43 feet in width. A 5 foot wide attached sidewalk is located immediately adjacent to Dewey Drive. The development consists of an internal network of private streets, each measuring 43 feet in width. Private Street A, oriented in a north/south direction, connects to Dewey Drive. Private Street B and Street D are designed as east/west streets connecting to private Street A and Street C. Private Street D terminates as a stub street at the southeast corner of the site, adjacent to Lots 19 through 21, and at the southwest corner of the site, adjacent to Lots 34 through Lots 37. Private Street C is oriented in a north/south direction and terminates in a hammerhead design adjacent to Lots 47 through Lots 50. A 5 foot wide sidewalk has been provided on the west side of Street A, the east side of Street C, the south side

of Street B, and the north side of Street D. A 5 foot wide detached sidewalk is provided along Russell Road. The proposed development requires 20,474 square feet of open space where 23,087 square feet of open space is provided. The open space area (common element C) is centrally located within the project site dividing 2 rows of residences, Lots 62 through Lots 71 and Lots 72 through Lots 81. The open space area measures a minimum of 25 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks located between Lot 21 and Lot 22 and Lot 33 and Lot 34, connect to Russell Road. The minimum setbacks and building height for the detached single family residences are as follows:

- Maximum height of single family residence - 37 feet
- Front garage - 20 feet
- Front portion of residence - 10 feet
- Interior Side Setback - 5 feet
- Side Street Corner Setback - 10 feet
- Rear - 15 feet
- Rear Patio - 5 feet

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. Per Code requirements, 20,474 square feet of open space is required for the development where 23,087 square feet is provided. Common lots featuring landscaping are located between Lot 61 and private Street A, and Lot 9 and Dewey Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0234	A conforming zone change to reclassify 9.3 acres from an R-E zone to an R-2 zone for a detached single family residential planned unit development is a companion item on this agenda.
VS-22-0235	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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.

Current Planning Division - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JENNIFER VERAS
CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146