



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 11, 2023

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

- III. Approval of Minutes for June 27, 2023. (For possible action)
- IV. Approval of the Agenda for July 11, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **VS-23-0257-RUSSELL DECATUR CORNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Oquendo Road and Russell Road and a portion of a right-of-way being Russell Road between Decatur Boulevard and Edmond Street within Spring Valley (description on file). MN/sd/syp (For possible action) **07/18/23 PC**

- 2. **WS-23-0255-RUSSELL DECATUR CORNER, LLC:**
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway width; and **2)** non-standard improvements.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline pumps (previously not notified); **2)** signage; and **3)** restaurant with drive-thru (previously not notified) on 2.0 acres in a C-2 (General Commercial) (AE-60) Zone within the CMA Design Overlay District. Generally located on the southwest corner of Decatur Boulevard and Russell Road within Spring Valley. MN/sd/syp (For possible action) **07/18/23 PC**

- 3. **UC-23-0182-WOW BUILD CO. ONE, LC:**
HOLDOVER USE PERMITS for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.
DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **07/19/23 BCC**

- 4. **UC-23-0328-5115 SOUTH DECATUR, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (service bar); and **2)** hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant within a retail center on 0.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Decatur Boulevard and the south side of Reno Avenue within Spring Valley. MN/lm/syp (For possible action) **08/01/23 PC**

5. **ET-23-400087 (UC-18-0235)-WASHCO R&D, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/dd/syp (For possible action) **08/02/23 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 discussion, action, or vote may be taken on this agenda item. 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: July 25, 2023.

X. Adjournment.

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

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

<https://notice.nv.gov>

07/18/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RUSSELL RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0257-RUSSELL DECATUR CORNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Oquendo Road and Russell Road and a portion of a right-of-way being Russell Road between Decatur Boulevard and Edmond Street within Spring Valley (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-501-038; 163-36-510-002

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the western property line and southern property line. In addition, the plans depict the vacation and abandonment of an existing 734 square foot right-of-way along Russell Road.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|---------------|
| DR-1665-06 (ET-0348-08) | First extension of time to commence an office/retail complex | Approved by PC | January 2009 |
| VS-1125-07 | Vacated and abandoned a portion of right-of-way being Russell Road between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road. | Approved by PC | November 2007 |
| DR-1665-06 | Office/retail complex | Approved by PC | January 2007 |
| ZC-1187-99 | Reclassified from R-E to C-2 zoning for a retail center | Approved by BCC | October 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|----------------------------------|------------------------|--------------------------|
| North | Corridor Mixed-Use | C-2 | Undeveloped |
| South, East, & West | Business Employment | C-2 | Commercial undeveloped & |

Related Applications

| Application Number | Request |
|---------------------------|---|
| WS-23-0255 | Waiver of development standards and design review for a convenience store 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 needed site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including a 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- 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: RUSSELL DECATUR CORNER LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

1

Application Number: VS-23-0257

Property Owner or Subdivision Name: RUSSELL DECATUR CORNER LLC6/13/23

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 6/13/23 **PC** 6/20/23 **BCC** _____

Add this application to the: **TAB/CAC** 6/27/23 **PC** 7/18/23 **BCC** _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) _____

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: ADDITIONAL INFORMATION NEEDED.

Change initiated by: swd **Date:** 6/5/23

Change authorized by: ROK **Date:** 6/5/23

Change processed by: ds **Date:** 6/5/23

Follow up assigned to: _____ **Instructions:** _____

Parcel Number(s): 163-36-501-038; 163-36-510-002

Town Board(s): SPRING VALLEY

2

07/18/23 PC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

RUSSELL RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0255-RUSSELL DECATUR CORNER, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway width; and 2) non-standard improvements.

DESIGN REVIEWS for the following: 1) convenience store with gasoline pumps (previously not notified); 2) signage; and 3) restaurant with drive-thru (previously not notified) on 2.0 acres in a C-2 (General Commercial) (AE-60) Zone within the CMA Design Overlay District.

Generally located on the southwest corner of Decatur Boulevard and Russell Road within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-501-038; 163-36-510-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow modified driveway width to 27 feet where a minimum of 32 feet is allowed per Uniform Standard Drawing 222.1.
2. Reduce intersection off-set for a bus stop turnout to 27 feet where 32 feet is required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Convenience store with gasoline pumps (previously not notified).
2. Signage.
3. Restaurant with drive-thru (previously not notified).

LAND USE PLAN:

SPRING VALLEY – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Convenience store with gasoline pumps & restaurant with drive-thru
- Building Height (feet): 21 buildings/18 canopy

- Square Feet: 3,075
- Parking Required/Provided: 27/58

Site Plans

The plans depict a proposed convenience store with gas pumps (Conoco) a drive-thru restaurant (Charley's Philly Steak Restaurant) with signage. The proposed convenience store will include 6 gasoline stations with 12 gasoline pumps total. with the main store located within the center portion of the parcel and the gasoline service area located along the eastern portion of the parcel. As part of this development the applicant is also proposing a restaurant with drive-thru located in the north portion of the parcel. The proposed drive-thru is located along Russell Road with ingress to the drive-thru located along Decatur Boulevard. Ingress and egress is from Russell Road and Decatur Boulevard from a proposed fire lane. Outside dining is provided to the west of the restaurant. On-site parking is located throughout the parcel and shares cross access with the adjoining shopping center.

Landscaping

The plans depict a landscape area along Russell Road that will shield the proposed drive-thru and is noted with trees 10 feet on center behind the property line and back of a detached sidewalk. Similar landscaping is shown on the plans along Decatur Boulevard. Interior landscaping is shown with landscape islands every 6 spaces and at the end of each row. Other locations are noted with landscaping on the plans.

Elevations

The plans depict a commercial retail building that is up to 21 feet high with a flat roof line and parapet walls. The exterior will be constructed of stone veneer, stucco finish, and storefront windows. The proposed restaurant will be 21 feet in height with stucco finish and awning. The gas canopies are 18 feet in height with stone veneer columns base.

Floor Plans

The convenience store floor plans depict a gaming area, cooler, merchandise area, service sales, and kitchen and restrooms. The restaurant floor plans depict a seating area, kitchen, utility room, and restrooms.

Signage

The applicant has submitted a sign package for both buildings and includes a freestanding pylon sign at the intersection of Decatur Boulevard and Russell Road. A monument sign is proposed at the ingress driveway of Russell Road. The freestanding pylon sign is 35 feet in height with aluminum pole cover with LED illumination with cabinet covering. The monument sign will be 10 feet in height with digital price cabinet, backlit illuminated cabinet, with vinyl logos, and stone veneer base. The other signage includes wall signs, identification signs, gas canopy signage, and drive-thru menu signs.

Applicant's Justification

The applicant states they are proposing a convenience store with gas pumps (Conoco) with a separate building to be a drive-thru restaurant (Charley's Philly Steak Restaurant). The architecture of both buildings is compatible and are neutral colors with a band of stonework

around the bottom of the buildings. The site is located within the CMA overlay district and the plans address the requirements. Along the western boundary is a row of existing parking spaces that do not meet Code per the landscape islands; however, the new parking spaces meet the Code. There is a bus stop shown on Decatur Boulevard. The lighting is standard lighting consistent with retail development. The signage looks like standard signage for c-stores with gas pumps. There is a pylon sign at the intersection with signs on the buildings at the pumps and a proposed monument sign at the ingress/egress from Russell Road.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|----------------|---------------|
| DR-1665-06 (ET-0348-08) | First extension of time to commence an office/retail | Approved by PC | January 2009 |
| VS-1125-07 | Vacated and abandoned a portion of right-of-way being Russell Road between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road | Approved by PC | November 2007 |
| DR-1665-06 | Office/retail complex | Approved by PC | January 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---------------------------|-----------------|--------------------------|
| North | Corridor Mixed-Use | C-2 | Undeveloped |
| South, East, & West | Business Employment | C-2 | Commercial & undeveloped |

Related Applications

| Application Number | Request |
|--------------------|--|
| VS-22-0257 | A request to vacate a patent easement 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

Comprehensive Planning

Waivers of Development Standards

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

Design Review #1

The proposed convenience store with gasoline pumps will be constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The convenience store will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance their visual appearance. The gasoline pumps station and canopy is 18 feet in height with a canopy fascia with metal columns. Gasoline pump stations include 3 apex cabinets for the Conoco logo on top, cove lighting and bollards. The design of the parking lot shows landscape islands every 6 spaces per Code and exceeds parking requirements. In addition, cross access is available for patrons to use other on-site parking as part of the larger shopping center. Staff supports this design review.

Design Review #2

Staff finds that the proposed signage is compatible with both existing commercial developments along Russell Road. The proposed signage package complies with Policy 6.2.1 of the Master Plan which states that all new development should be compatible with the established neighborhood in terms of building styles on-site, and with surrounding developments; and with Policy 5.1.3, the proposed signage is appropriate and compatible with the surrounding uses and would contribute to the overall visual atmosphere of the immediate area. Staff supports this design review.

Design Review #3

The commercial restaurant building with drive-thru at a height of 21 feet with parapet wall to break-up the flat roofline and will have signage over the front entrance. The exterior includes stucco finish with desert colors and includes metal canopies over the windows and entrance door. The east elevation will have no architectural enhancements or signage; however, landscaping is provided to screen the wall from the street. The exterior includes light fixtures on the north and south elevations. Glazed store windows are shown on the south and west exterior portions and a drive-thru window shown on the north exterior elevation. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in driveway width for the existing shared driveway on Decatur Boulevard. The applicant has provided extra throat depth to help mitigate the potential conflict caused by the reduction in driveway width.

Waiver of Development Standards #2

Staff can support the reduction from 30 feet to 25 feet from the point of curve to the beginning of the taper for the bus turnout. The Regional Transportation Commission (RTC) has agreed to the reduction and therefore, staff can support this waiver.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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

- Drainage study and compliance;
- Traffic study and compliance;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including a 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- 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 required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0191-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUSSELL DECATUR CORNER LLC

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-23-0255

Property Owner or Subdivision Name: RUSSELL DECATURE CORNER LLC

Public Hearing: Yes No

Staff Report already created: Yes No

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

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

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 6/27/23 Spring Valley TAB/CAC PC 7/18/23
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: This application will be HELD at the 6/27/23 Spring Valley TAB to the 7/11/23 Spring Valley TAB to REWRITE/RENOTIFY. No change to the 7/18/23 PC. Applicant to provide revised plans to remove outside dining area. Staff to add DR for a proposed restaurant w/ a drive-thru, and a DR to add gasoline pumps to the proposed convenience store.

Change initiated by: SWD Date: 6/26/23

Change authorized by: JOR Date: 6/26/23

Change processed by: ds Date: 6/26/23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-36-501-038; 163-36-510-002

Town Board(s): SPRING VALLEY

07/19/23 BCC AGENDA SHEET

UPDATE
DURANGO DR/DESERT INN RD

VEHICLE WASH
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0182-WOW BUILD CO. ONE, LC:

HOLDOVER USE PERMITS for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.

DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-412-006

USE PERMITS:

1. Reduce the setback of a vehicle (automobile) wash from a residential use to 137 feet where a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Allow a service bay door facing a street without screening where screening is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow non-standard improvements (existing landscaping) within the right-of-way (Durango Drive).
2. Reduce the required number of trees within street landscaping where the number of trees is required per Section 30.64.030.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8580 W. Desert Inn Road
- Site Acreage: 1.2

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814 (building)/4,129 (vacuum canopy)/1,293 (pay canopy)
- Parking Required/Provided: 1,004/1,414 (entire shopping center); 5/6 (pad site)

Site Plan

The plan depicts a vehicle wash on 1.2 acres that will replace an existing bank building at the corner of Durango Drive and Desert Inn Road in Spring Valley. The proposed vehicle wash is located on the west portion of the pad site, adjacent to the street landscaping. A vacuum canopy is located on the east side of the building, and a pay canopy is located on the east side of the vacuum canopy. There are 17 dedicated vacuum spaces and 6 parking spaces, including a van accessible space between the building and the queuing lanes. Vehicle entry is from the north and the 3 queuing lanes travel south to the pay station. The 3 entry lanes converge into a single lane parallel to Desert Inn Road and extend to the entrance to the vehicle wash at the southwest corner of the property. Vehicles exit the wash at the northwest corner of the property then move east and south to enter the vacuum canopy area and 30 foot wide drive aisle. Access to the site is from Durango Drive, following a 115 foot long area of curb and landscaping separating the drive aisle and the pad site, to the on-site driveway entrance at the northeast corner of the property. There is an existing driveway from Desert Inn Road, just east of the vehicle wash.

Landscaping

The plans depict existing attached sidewalks adjacent to Durango Drive and Desert Inn Road with 17 feet of landscaping adjacent to Durango Drive and 15 feet of landscaping adjacent to Desert Inn Road. Two trees are provided on Durango Drive where 8 large trees are required. Five trees are provided on Desert Inn Road where 7 trees are required. The trees along Desert Inn Road are not located in front of the entrance of the service bay, which necessitates the waiver for screening the service bay from the street. The plans indicate a screen wall will be placed within the landscaping area along Desert Inn Road, in order to screen the entrance.

Elevations

The plans depict a 31 foot high structure for the vehicle wash, composed of EIFS siding, decorative metal accents, and pacific clay thin lined brick façade treatments. Mechanical units are roof mounted with screening behind a parapet wall at 23 feet in height. Aluminum glazed storefront and entry are located at the southeast corner of the vehicle wash building. The vacuum canopy is 11 feet high and projects 10 feet inward to the interior access drive from both sides. The pay canopy is designed to cover the pay stations from direct sunlight.

Floor Plan

The plan depicts a vehicle wash tunnel, restroom, office, vending area, equipment room and electrical room. The customer service entrance area is located on the southeast corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a water efficient and environmentally friendly vehicle wash at the northeast corner of Durango Drive and Desert Inn Road. The vehicle wash will not increase the traffic flow in the area and an adequate queuing lane is provided for vehicles entering the vehicle wash area. The facility has internal space for more than 30 vehicles to wait in-line for a wash or vacuum. Existing landscaping is kept along Durango Drive and Desert Inn Road, with new landscaping added along the east property line. A 3 foot wall is proposed as screening at the south end of the service bay door. The design of the building and site is similar to other WOW style car washes in the City and County. There is adequate parking proposed for employees and 17 vacuum spaces provided.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-0388-13 | Reduced the separation from an on-premises consumption of alcohol establishment (supper club and brew pub) to a residential use - expired | Approved by PC | August 2013 |
| DR-0510-11 | New bank building | Approved by PC | December 2011 |
| DR-1490-98 (ET-0354-00) | Second extension of time for a shopping center subject to 2 additional years to commence | Approved by PC | October 2000 |
| DR-1490-98 (ET-0393-99) | First extension of time for a shopping center subject to 1 additional year to commence | Approved by PC | November 1999 |
| DR-1490-98 | Shopping center | Approved by PC | October 1998 |
| ZC-1270-97 | Reclassified the site from R-E to C-2 zoning | Approved by BCC | August 1997 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|--|
| North & East | Corridor Mixed-Use | C-2 | Commercial buildings within portions of the same shopping center |
| South | Open Lands | P-F | Desert Breeze Park soccer fields |
| West | City of Las Vegas | R-CL | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

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.

Use Permit #1

Durango Drive is located within the separation distance between the single family residential development and the vehicle wash building. The 100 foot arterial street will provide an adequate buffer so that the vehicle wash will not negatively impact the residential use to the west. Staff can support this request.

Use Permit #2 & Waiver of Development Standards #2

Master Plan Policy 1.4.5 buffers and transitions supports standardized requirements for buffers and development transitions to mitigate the impacts of higher intensity uses. The vehicle wash is a higher intensity use than the previous bank and should meet minimum buffering standards, including the correct number of trees and screening. The wall is 3 feet high, and the street is higher than the finished grade of the vehicle wash which provides screening. While staff could support the waiver for screening the service bay, the applicant has not indicated why additional trees cannot be provided along the street frontages. The trees will help screen the vacuum areas from Desert Inn Road, provide an aesthetically pleasing streetscape, and reduce the heat island effect. Staff cannot support these requests.

Design Review

Staff agrees the vehicle wash is an appropriate use at this location and does accommodate appropriate space for access and on-site vacuum facilities. Staff can support the design review, provided appropriate landscaping is planted along the street frontages.

Public Works - Development Review

Waiver of Development Standards #1

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #1 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval of use permit #1, waiver of development standards #1, and design review; denial of use permit #2 and waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Shrubs shall be maintained on the street side of the screen wall within the landscaped area along Desert Inn Road;
- A decorative finish shall be applied to the screen wall along Desert Inn Road and shall consist of colors to match the shopping center;
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0143-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: June 7, 2023 – HELD – To 07/19/23 – per the applicant.

APPLICANT: WOW BUILD CO. ONE, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,
NV 89135

DRAFT

4

08/01/23 PC AGENDA SHEET

SERVICE BAR/HOOKAH LOUNGE
(TITLE 30)

DECATUR BLVD/RENO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0328-5115 SOUTH DECATUR, LLC:

USE PERMITS for the following: 1) on-premises consumption of alcohol (service bar); and 2) hookah lounge.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a restaurant within a retail center on 0.6 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Decatur Boulevard and the south side of Reno Avenue within Spring Valley. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
163-25-602-012

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 37 spaces where 38 spaces are required per Table 30.60-1 (a 3% reduction).

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 5115 S. Decatur Boulevard
- Site Acreage: 0.6
- Project Type: Restaurant with service bar and hookah lounge
- Number of Stories: 2
- Square Feet: 2,500 (restaurant)/5,000 (office)
- Parking Required/Provided: 38/37

Site Plan

The plan depicts an existing 2 story retail and office building located on the northeast corner of the site. Access driveways are located on Decatur Boulevard and Reno Avenue. The proposed hookah lounge and service bar are part of a restaurant located on the ground floor of the building. Parking is located along the west and south property lines and the west and south sides of the building, with 6 parking spaces located within enclosed garages on the west and south sides of the building.

Landscaping

There are no proposed or required changes to existing landscaping.

Elevations

The plans depict an existing 2 story building consisting of painted stucco, decorative block, aluminum storefront systems, and enhanced architectural features in the entry courtyard. The entrance to the building is in the rear facing to the southwest.

Floor Plans

The plans show a 2,500 square foot lease area. The interior of the building consists of dining area, kitchen, office, storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they are opening an Ethiopian restaurant that will bring the taste of Africa to the local community with a hookah lounge. The reduction in parking is minimal, as the office located upstairs is open from 8:30 a.m. to 4:00 p.m. Monday through Friday with an average of 3 employees. The restaurant is open daily from 2:00 p.m. to 4:00 a.m. and the expected increase in customer traffic would occur after 5:00 p.m.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| VC-0333-99 | Reduced setbacks for a monument sign | Approved by PC | May 1999 |
| DR-1092-97 | Office building | Approved by PC | July 1997 |
| ZC-0927-96 | Reclassified 8.6 acres to R-3 zoning and 1.04 acres to C-1 zoning for a retail/office building | Approved by BCC | November 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---------------------------------------|-----------------|-----------------------------|
| North | Corridor Mixed-Use | C-1 | Retail |
| South & West | Compact Neighborhood (up to 18 du/ac) | R-3 | Multiple family residential |
| East | Business Employment | M-D | Office warehouse |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

The proposed use is located within a retail and office building. The site is also located within the Corridor Mixed-Use planned land use category, where the Master Plan states primary land uses should be a mix of retail, restaurants, entertainment, and other professional services. Therefore, a restaurant with a service bar and hookah lounge would be in harmony with the primary land uses stated.

Waiver of Development Standards

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

Goal 3.1 of the Master Plan encourages, in part, reduced automobile dependence and air pollution. Characteristics of Corridor Mixed-Use land use category include higher intensity uses near transit-stops. The subject site is located on a major transportation corridor with an RTC bus route. As a result, alternative modes of transportation are available for access to the site, and the reduction in parking spaces contributes to a more compact use pattern, consistent with the goals and policies in the Master Plan. In addition, the restaurant will operate during different hours than the offices which reduces any potential impact of having 1 parking space less than required; 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:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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.

Fire Prevention Bureau

- 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: YARED K DERBAW

**CONTACT: YARED DERBAW, CORNER KITCHEN, 5115 S. DECATUR BLVD SUITE
100, LAS VEGAS, NV 89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|-----------------------|---|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p> | STAFF | <p>APP. NUMBER: <u>UC/WS-23-0328</u> DATE FILED: <u>6/6/2023</u></p> <p>PLANNER ASSIGNED: <u>ZMN</u></p> <p>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/11/2023</u></p> <p>PC MEETING DATE: <u>8/11/2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 1150-</u></p> |
| | PROPERTY OWNER | <p>NAME: <u>Candace Easdale / 5115 S Decatur LLC</u></p> <p>ADDRESS: <u>6620 Tandy Rd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-357-1818</u> CELL: _____</p> <p>E-MAIL: <u>ced@pulsarmanagement.com</u></p> |
| | APPLICANT | <p>NAME: <u>YARED DERBAW</u></p> <p>ADDRESS: <u>5115 S Decatur Blvd Unit #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 353 6277</u> CELL: _____</p> <p>E-MAIL: <u>Yared.Derbaw@gmail.com</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>YARED DERBAW</u></p> <p>ADDRESS: <u>5115 S Decatur Blvd Unit #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 353 6277</u> CELL: _____</p> <p>E-MAIL: <u>Yared.Derbaw@gmail.com</u> REF CONTACT ID #: _____</p> |

ASSESSOR'S PARCEL NUMBER(S): 162250002012

PROPERTY ADDRESS and/or CROSS STREETS: 5115 South Decatur Blvd

PROJECT DESCRIPTION: Casual Kitchen

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

Property Owner (Signature)* Candace Easdale
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/3/23 (DATE)

By Candace Easdale
NOTARY PUBLIC: Scott Marks

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

Corner Kitchen LLC
Justification Letter

UC-23-0328

To Whom It May Concern:

My name is Yared Derbaw I am opening a full restaurant with liquor and hookah named Corner Kitchen located at 5115 S Decatur Blvd. I am opening a full Ethiopian restaurant that will bring the taste of Africa to our local community. I will bring the traditional style of Ethiopian food along with the rich taste of Ethiopian coffee. Las Vegas is a growing community that is very diverse and as our community loves to try new different foods I would love to be able to bring my culture to the community and be able to share it with all locals and tourist. I am requesting a special use permit for on premises Consumption of alcohol (service bar) in C-1 zone and special use permit for hookah lounge in C-1 zone so that my customers will be able to enjoy everything in one location. We are also requesting a waiver of development standards to reduce parking to 37 spaces where 38 spaces required. We also request shared parking due to the fact that the office located upstairs is open 8:30am to 4:00pm Monday-Friday and Corner kitchen will be open 2:00pm-4:00am Monday-Sunday and we will only be sharing parking for 2hrs and 30 min 5 days a week as the office space upstairs closes at 4:30pm Monday- Friday and closed Saturday and Sunday. Also the office located up stairs has any average of 3 employees during there operating hours. Corner kitchen is expected to have more customers during dinnertime operations after 5:00pm. There are no proposed changes to existing landscaping or parking areas. Thank you

08/02/23 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

DURANGO DR/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400087 (UC-18-0235)-WASHCO R&D, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.

WAIVER OF DEVELOPMENT STANDARDS for modified street standards.

DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-29-813-004 ptn

USE PERMITS:

1. Reduce the setback to a residential use to 85 feet 5 inches where 200 feet is the standard per Table 30.44-1 (a 57.3% reduction).
2. Allow a service bay door to face a street where not permitted unless screened with landscaping or a building per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway on Durango Drive to 8 feet 5 inches where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 66.4% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3 (portion)/2.5 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): Up to 28 (vehicle wash)/18 feet, 2 inches (point of sale canopy)
- Square Feet: 6,000
- Parking Required/Provided: 8/8 (14 vacuum spaces)

Site Plan & History

The approved plans depict a proposed self-service automated vehicle wash on the northern portion of the subject site. The southern portion of the parcel is reserved for a future development. The vehicle wash is set back 69 feet 10 inches from Durango Drive, 67 feet 4 inches from the north property line, and 64 feet 11 inches from the west property line. Access to the site is from an existing commercial driveway on Durango Drive. There are 3 queuing lanes for access to the automated pay kiosks on the north side of the wash tunnel with 1 lane within the tunnel. Parking is provided on the south side of the building with 14 vehicle vacuum spaces provided along the south portion of the site. There are 2 future cross access driveways shown on the southeast and southwest corners of the site.

After the approval of the first extension of time ET-20-400057 (UC-18-0235) the property owners filed, and were approved for, an administrative design review (ADR-21-900034) to alter the design of the proposed vehicle wash. The approved administrative design review plans proposed to decrease the building area, add additional vacuum spaces, increase the parking lot light pole height, and relocate the trash enclosure on the site.

Landscaping & Lighting

The approved plans depict a 22 foot and 41 foot wide landscape area along Durango Drive, a 15 foot to 18 foot wide intense landscape buffer along the north property line, a 10 foot wide landscape area along the west property line, and a 10 foot wide landscape area south of the vehicle vacuum spaces. Parking lot landscape fingers are provided at edges of vehicle vacuum spaces and at edges and middle of required parking. Landscape materials include 24 inch box trees such as Acacia, African Sumac, and Mondell Pines with shrubbery, and groundcover. Site lighting is distributed throughout the site.

Elevations

The approved plans depict a proposed vehicle wash building with an overall height of 28 feet. The building has decorative facades on all elevations with a split-faced masonry, brick veneer, painted steel accents, polycarbonate roofing, roll-up door over tunnel exit, wall mounted lighting fixtures, and store front framing and glass. The point-of-sale (entrance) canopy is 18 feet 2 inches with painted steel.

Floor Plans

The approved plans show a proposed 6,000 square foot self-service automated vehicle wash building with a wash tunnel, equipment room, office, and restroom areas.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400057 (UC-18-0235):

Current Planning

- Until May 16, 2022 to commence.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.
- Applicant is advised that changes to the plans may require new land use applications.

Listed below are the approved conditions for UC-18-0235:

Current Planning

- Hours to be from 7:00 a.m. to 8:00 p.m.;
- 2 additional trees to be planted on the north side of the driveway entrance along Durango Drive;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant has agreed to have muted color tones for the building; is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that recent inflation and the increase in cost of materials caused a restructuring of the agreement between the tenant and the funding partners. Because of this, there was a stretch of time recently when the project did not receive any funding. The applicant also states that their plans have been approved by various departments throughout Clark County.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| ADR-21-900034 | Modifications to plans for an approved vehicle wash | Approved by ZA | March 2021 |
| ET-20-400057 (UC-18-0235) | First extension of time for a vehicle wash | Approved by BCC | August 2020 |
| UC-18-0235 | Vehicle wash | Approved by BCC | May 2018 |
| VS-18-0150 | Vacated and abandoned a drainage easement on the property | Approved by PC | April 2018 |
| WS-0983-17 | Waivers to reduce landscaping, eliminate pedestrian walkway, allowed horizontal roofline, modified street improvement standards with a design review for a proposed convenience store with gasoline station | Approved by BCC | December 2017 |
| VS-0585-15 | Vacated and abandoned 5 foot wide section of Durango Drive | Approved by PC | October 2015 |
| TM-0012-15 | Commercial Subdivision | Approved by PC | March 2015 |
| DR-1161-08 | Commercial buildings on the northwestern portion of this project site - expired | Approved by BCC | February 2009 |
| VS-0373-07 | Vacated and abandoned a 5 foot wide portion of right-of-way being on the west side of Durango Drive adjacent to the project site - expired | Approved by PC | May 2007 |
| TM-0287-07 | 1 lot commercial subdivision - expired | Approved by PC | November 2007 |
| DR-1074-07 | Smog check facility in conjunction with a convenience store and retail development - expired | Approved by BCC | November 2007 |
| DR-1091-06 | Convenience store with gasoline pumps and a car wash - expired. | Approved by BCC | November 2006 |
| ZC-0784-05 | Reclassified from R-E to C-2 zoning for a future development | Approved by BCC | June 2005 |

Related Applications

| Application Number | Request |
|-----------------------------------|---|
| ADET-23-900275 (ADR-21-900034) | First extension of time for an administrative design review for modifications to plans is a related item. |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|--------------------------|
| North | Corridor Mixed-Use | C-2 | Undeveloped |
| South | Corridor Mixed-Use | C-2 | Convenience store |
| East | Public Use | P-F | Drainage detention basin |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|----------------------------------|------------------------|--------------------------|
| West | Corridor Mixed-Use | R-3 | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since the original approval of the project in 2018, the site plans have changed to have less of an impact on the surrounding area. Also, the applicant has been approved for an administrative design review for modifications to the site. Therefore, staff can support the request. However, since approximately 5 years have passed since the original approval and no building permits have been obtained, nor has any progress been made towards construction, staff may not be able to support future extensions of time requests if no progress towards commencement of the project is made.

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:

Comprehensive Planning

- Until May 16, 2024 to commence;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WASHCO R&D

CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC 18-0235 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>ET-23-400087</u> DATE FILED: <u>05/30/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>07/11/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>08/02/2023</u> FEE: <u>\$900</u> |
| | PROPERTY OWNER NAME: <u>WASHCO R&D LLC</u> ADDRESS: <u>5455 SOUTH FORT APACHE ROAD #108-18</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.239.9999</u> CELL: <u>702.239.9999</u> E-MAIL: <u>DAVID@CONTOURRE.COM</u> |
| | APPLICANT NAME: <u>WASHCO R&D LLC</u> ADDRESS: <u>5455 SOUTH FORT APACHE ROAD #108-18</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.239.9999</u> CELL: <u>702.239.9999</u> E-MAIL: <u>DAVID@CONTOURRE.COM</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>JESSE PATCHETT / WOOD RODGERS</u> ADDRESS: <u>8345 W. SUNSET RD #150</u> CITY: <u>LAS VEGAS</u> STATE: _____ ZIP: _____ TELEPHONE: <u>916.932.6677</u> CELL: <u>916.932.6677</u> E-MAIL: <u>JPATCHETT@WOODRODGERS.COM</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-29-813-004

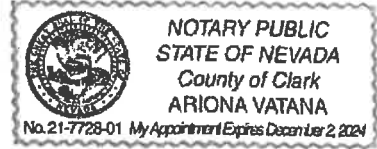
PROPERTY ADDRESS and/or CROSS STREETS: DURANGO DRIVE & RUSSELL RD

PROJECT DESCRIPTION: CAR WASH

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




STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON May 24, 2023 (DATE)
 By David Daneschforoz
 NOTARY PUBLIC: _____



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



WOOD RODGERS

May 24, 2023

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

**Subject: Justification Letter for an Extension of Time Application to Use Permit
ET 20-400057 (UC-18-0235)
(APN 163-29-813-004)**

Clark County Planning Staff:

On behalf of our client and property owner, Washco R&D LLC, we are applying for an extension of time for the approved Use Permit UC-18-0235 for the above-referenced 1.2-acre parcel.

This Justification Letter is related to ET-20-400057 / UC-18-0235. ET-20-400057 expired in 2022. The UC-18-0235 has also expired.

This Justification Letter is being prepared as a request on a related application that is pending Clark County review (APR-23-100198) for the extension of time for a Design Review as part of ADR 21-900034.

The developer has been advancing the Project thru agency reviews and, as discussed in the justification letter under APR-23-100198, the civil plans are signed by all review agencies except CCPW. The developer has been working with their partners to post the bond with CCPW.

Due to cost escalations and raising cost of capital the developer had to re-structure our deal with the tenant and funding partners. Re-structuring everything put them into a period of time where we could not distribute any funds on this project. This process was supposed to be completed before the end of entitlement expiration, however frequently changing interest rates prolonged the process to the point where we were not able to meet our deadline to extend entitlements. We are ready now to post the bond and move forward with the project should we be able to get our entitlements back online as our tenant and our intended use have not changed.

In light of the above, we respectfully request your approval on the extension of time application.

Regards,

Jesse Patchett, P.E., C.F.M
Principle Engineer