



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 12, 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 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: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris
 Catherine Godges, Vice Chair
 John Getter

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

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

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

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

- III. Approval of Minutes for June 28, 2022. (For possible action)
- IV. Approval of the Agenda for July 12, 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. **WS-22-0191-SW CORPORATE CAMPUS OWNER LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a parking lot on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Warbonnet Way, approximately 518 feet north of Sunset Road within Spring Valley. MN/nr/ja (For possible action) **08/02/22 PC**
- 2. **ET-22-400083 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**
USE PERMIT FOURTH EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed-use development on 9.9 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jor/syp (For possible action) **08/03/22 BCC**
- 3. **WS-22-0343-DURANGO ROBINDALE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway width; and **2)** reduce driveway throat depth.
DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action) **08/03/22 BCC**

NOTE: This item (UC-22-0287) was approved at 06/21/22 PC meeting and is being heard for informational purposes only.

- 4. **UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:**
USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action) **08/03/22 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: July 26, 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>



Spring Valley Town Advisory Board

June 28, 2022

MINUTES

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

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

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

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

Current Planning: None

II. Public Comment

- None.

III. Approval of **June 14, 2022** Minutes (For possible action)

Motion by Yvette Williams

Action: **APPROVE** as published.

Motion **PASSED** (5-0) /Unanimous

IV. Approval of Agenda for **June 28, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by Yvette Williams

Action: **APPROVE** as published.

Motion **PASSED** (5-0) /Unanimous

V. Informational Items

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

- None

VI. Planning & Zoning

1. **UC-22-0327-PRESTIGE SPRING MOUNTAIN, LLC:**

USE PERMIT to allow a proposed vehicle sales business in conjunction with an existing office building on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, approximately 220 feet west of Jones Boulevard within Spring Valley. JJ/jgh/syp (For possible action) **07/19/22 PC**

Motion by Catherine Godges
Action: **APPROVE** with staff conditions
ADD: Maximum 12 vehicles permanently park.
Motion **PASSED** (5-0) /Unanimous

2. **UC-22-0319-MAVERIK, INC.:**

USE PERMIT to reduce separations to residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action) 07/20/22 BCC

Motion by John Getter

Action: **APPROVE** per staff conditions if approve

DENY Waiver development #2A.

Motion **PASSED** (4-1) /NAY – Williams

VII General Business

- 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.

- 4 Neighbors came to follow up regarding the bad road and traffic conditions with El Camino street.

Chair stated would contact Commissioner Jones office and follow up with Michael Shannon..

IX. Next Meeting Date July 12, 2022.

X Adjournment

Motion by Yvette Williams

Action: **ADJORN** meeting at 7:05 p.m.

Motion **PASSED** (5-0) /Unanimous

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

PARKING LOT
(TITLE 30)

WARBONNET WY/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0191-SW CORPORATE CAMPUS OWNER LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a parking lot on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Warbonnet Way, approximately 518 feet north of Sunset Road within Spring Valley. MN/nr/ja. (For possible action).

RELATED INFORMATION:

APN:

163-33-813-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a 53 foot wide driveway where 40 feet is the maximum per Uniform Standard Drawing 222.1 (a 32.5% increase).
- b. Reduce throat depth to 12 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Parking lot
- Parking Provided: 49

Site Plans

The plans show a new parking area with cross access with the parcel to the north and access to Warbonnet Way via the cross access. The access point to the parking lot is approximately 60 feet to the east of the driveway from Warbonnet Way, and immediately in front of an access gate to the building to the north of the parking lot. Vehicles will enter into a parking court of 10 parking spaces with a landscape median separating a single row of parking spaces fronting along Warbonnet Way. Parallel spaces are shown on the north property line and parking spaces are located on the southern property line. A block wall is located on the north and east property

lines. There is not a block wall proposed on the south property line; however, cross access is not provided to the property to the south.

Landscaping

A 5 foot wide to 8 foot 5 inch wide landscape strip is shown on the east side of the parking lot, with an 8 foot wide landscape strip behind an attached sidewalk along Warbonnet Way. Landscape islands within the interior of the lot range from 6 feet 5 inches wide to 7 feet wide. A landscape strip on the north side of the parking lot, where parallel spaces are depicted, has a 6 foot 4 inch wide landscape area which tapers off to 2 foot wide on the west side where the 6 feet should be maintained.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the stand alone parking lot serves the Southwest Corporate Campus building. The applicant states that the proposed lot will not have a negative effect on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900486	Modifications to an existing office/warehouse	Approved by ZA	November 2020
VS-0725-16	Vacated government patent easement	Approved by BCC	December 2016
TM-0148-16	1 lot commercial subdivision	Approved by BCC	December 2016
DR-0704-16	Parking lot with lighting	Approved by BCC	December 2016
ZC-0172-01	Reclassified a portion of the overall site to C-2 zoning for a shopping center	Approved by BCC	March 2001
ZC-1489-96	Reclassified a portion of the overall site to C-2 zoning for a shopping center	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office/warehouse complex
South	Corridor Mixed-Use	C-2	Undeveloped
East	Corridor Mixed-Use	M-D	Parking lot for office/warehouse complex
West	Mid-Intensity Suburban Neighborhood	R-2	Single family residential

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

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

Staff reviews design reviews for compatibility with existing and proposed development. The proposed parking lot is on the southwest side of a large office/warehouse complex adjacent to the truck entrance and loading docks with a portion of the site paved and walled off from the rest of the parking lot site. The pedestrian access to the site is traversing across the truck traffic entrance. The entrance from Warbonnet Way is a right turn to enter the new parking area. The parking lot is slated as an extra parking area for the existing office/warehouse to the north and east of the site. The overall design of the parking lot could be more accommodating if it is essentially over-flow parking for the office/warehouse; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the increased driveway width and reduced throat depth for the driveway on Warbonnet Way. The driveway is existing and works in concert with the other existing driveways on the site.

Staff Recommendation

Approval of the waiver of development standards; 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:

- Applicant is advised that cross access may be required to the property to the south; 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.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; applicant to show on-site fire lane, turning radius, and turnarounds; and to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BROOKHOLLOW

**CONTACT: TAYLOR ERDMANN, 6671 S. LAS VEGAS BOULEVARD, LAS VEGAS, NV
89119**



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-22-0191

Property Owner or Subdivision Name: SW Corporate Campus Owner 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** 7/12/2022 **PC** 08/02/2022 **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: Revisions received, add application to July TAB and PC meetings

Change initiated by: NR Date: 6/7/2022

Change authorized by: JOR Date: 6/7/2022

Change processed by: ds Date: 6/7/2022

Follow up assigned to: NR Instructions: Amend staff report

Parcel Number(s): 163-33-813-002

Town Board(s): Spring Valley

08/03/22 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT
(TITLE 30)

BUFFALO DR/RAFAEL RIVERA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400083 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:

USE PERMIT FOURTH EXTENSION OF TIME to modify the pedestrian realm.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac.

DESIGN REVIEW for modifications to an approved mixed-use development on 9.9 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:

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

USE PERMIT:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

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

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

Site Plans

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

Landscaping

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

Elevations

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

Floor Plan

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

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400013 (UC-0906-15):

Current Planning

- Until April 6, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

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

Current Planning

- Until April 6, 2020 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

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

Current Planning

- Until April 6, 2019 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time

may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

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

Current Planning

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

Public Works - Development Review

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

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters of the residential units, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters of the residential units, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For the residential units, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant is requesting a fourth extension of time for this project. Per the applicant, during the first 2 extensions of time requests, there were 2 factors for the request. First, the applicant was faced with a serious drainage easement issue caused in large part by the work done by an adjacent property owner that affected drainage on the applicant's property. Secondly, there was a design change to the buildings. These changes, while not significant enough to warrant the filing of a new use permit application, still necessitated the preparation of new and additional design documents for submittal to Clark County. The applicant has spent over \$1.25 million in off-site improvements to both Sunset Road and Buffalo Drive including the road realignment, street striping, street signalization, street utilities, and storm water and sewer improvements. While the applicant has not yet been able to commence the project due to the above referenced issues, the applicant is now in a position to obtain building permits soon. The applicant is respectfully requesting that the commencement date of the project be extended for an additional 2 years.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400013 (UC-0906-15)	Third extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	May 2021
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacated and abandoned patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to an approved mixed-use development	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to U-V zoning for a mixed-use development	Approved by BCC	August 2006

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that Clark County Building records show active building permits that are still in review from 2019 (BD-19-04185, BD-19-04187, and BD-19-04188). Building Department staff requesting corrections from the applicant to be addressed in 2019 and 2020, and the applicant has not shown any progress with the active permits. Staff does not support a fourth extension of time, nor does staff support a commencement date of 2 years due to the lack of considerable advancement since the project was first approved in 2016.

Public Works - Development Review

Staff cannot support a fourth extension of time; there has been little to no activity towards satisfying the conditions set forth by Public Works since 2016.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- August 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; 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

- 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;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BUFFALO LAS VEGAS LAND, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (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) ET-21-400013 (UC-0906-15) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400083</u> DATE FILED: <u>6/8/22</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/12/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/3/22</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Buffalo Las Vegas Land, LLC</u> ADDRESS: <u>16065 LBJ Freeway, Suite 700</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Buffalo Las Vegas Land, LLC</u> ADDRESS: <u>16065 LBJ Freeway, Suite 700</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-03-101-009 and 019

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo/I-215

PROJECT DESCRIPTION: ET for 21-400013

(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 this proposed application.

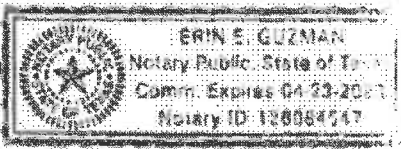
[Signature]
 Property Owner (Signature)*

Bradford Phillips
 Property Owner (Print)

STATE OF Texas
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON January 10, 2022 (DATE)

By Bradford Phillips
 NOTARY PUBLIC: Erin E. Guzman



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
AJC@KCNVLAW.COM
702.792.7000

LAS VEGAS OFFICE
1550 Festival Plaza Drive
Suite 550
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 702
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89702
Tel: 775.864.8300
Fax: 775.852.3297

January 28, 2022

Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, Nevada 89155-1741

ET-22-400083

Re: *Fourth Extension of time for UC-0906-15
Buffalo Sunset Apartments, LLC*

To Whom It May Concern:

This office represents the applicant with regard to the above referenced matter. On April 6, 2016, the above referenced zoning application (UC-0906-15) was approved by the Board of County Commissioners. Extension of times were then approved on December 5, 2018 (ET-18-400227), June 5, 2019 (ET-19-400048), and March 17, 2021 (ET-21-400013).

The purpose of this letter is to request a fourth extension of time. During the first two extensions of time requests, there were two factors for the request. Firstly, the applicant was faced with a serious drainage easement issue caused in large part by the work done by an adjacent property owner that affected drainage on the applicant's property. Secondly, there was a design change to the buildings, themselves. These changes, while not significant enough to warrant the filing of a new use permit application, still necessitated the preparation of new and additional design documents for submittal to Clark County.

The Applicant has spent over \$1.25 million in off-site improvements to both Sunset Boulevard and Buffalo Drive including the road realignment, street striping, street signalization, street utilities, and storm water and sewer improvements.

While the applicant has not yet been able to commence the project due to the above referenced issues, they are in a position to pull building permits shortly. We are respectfully requesting that the commencement date of the project be extended for an additional two years.

Thank you very much for your consideration of this very important matter. Please contact myself or my Paralegal, Lindsay Kaempfer with any questions or concerns.

Sincerely,
KAEMPFER CROWELL

Anthony J. Celeste

AJC/lab



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

2

Application Number: ET-22-400083

Property Owner or Subdivision Name: BUFFALO LAS VEGAS LAS, LLC

Public Hearing: Yes [] No [X]

Staff Report already created: Yes [] No [X]

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC 7/12/22 PC BCC 8/3/22

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: NEED TO ADD MEETING DATES IN ACCELA. 8/3/22 BCC AND THE 7/12/22 SPRING VALLEY TAB MEETING

Change initiated by: JOR Date: 6/8/22
Change authorized by: AHL Date: 6/8/22
Change processed by: ds Date: 6/8/22
Follow up assigned to: Instructions:

Parcel Number(s): 176-03-101-009 & 176-03-101-019
Town Board(s): SPRING VALLEY

3

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

Updated

**APPLICATION NUMBER/OWNER
WS-22-0343/DURANGO ROBINDALE L L C**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis

Waiver of Development Standards #1

Staff has no object to the request to reduce the driveway width to 32 feet since there is a median in Durango Drive that prohibits left turn movements. Therefore, the driveway is wide enough to accommodate right-in/right-out traffic.

Waiver of Development Standards #2

Staff cannot support the reduction in the throat depth as it may result in stacking of vehicles into Durango Drive. Vehicles entering the site come into immediate conflict with the parking stalls to the east and south of the driveway and with vehicles exiting the drive-thru north of the driveway.

Recommendation:

Approval of Waiver of Development Standards #1 and denial of Waiver of Development Standards #2.

Applied by: Sarah Mabry-Padovese
Date entered: 6/30/2022

Preliminary Conditions

If approved:

- Traffic study and compliance. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 6/30/2022

APN(s):
176-09-210-004

08/03/22 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

DURANGO DR/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0343-DURANGO ROBINDALE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.

DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-09-210-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce driveway width to 32 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 (an 11.1% reduction).
2. Reduce driveway throat depth to a minimum of 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Restaurant (Starbucks) with drive-thru service
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 987
- Parking Required/Provided: 27/54 (commercial center)

Site Plan

The request is for a Starbucks restaurant with drive-thru service. The location of the business is on an undeveloped pad site within an existing commercial center. The site is located on the northern portion of the development, there is an existing convenience store with service station in the commercial center on the parcel to the south. Access to the commercial center is provided by 3 existing driveways, with 1 from Robindale Road and the other 2 from Durango Drive. The Starbucks building is located on the northern portion of the pad site with the entrance to the drive-thru service located at the southwest corner of the pad site. The drive-thru service lane continues along the east side of the pad site, around the rear of the Starbucks building, then along the north side of the building. The menu board is located to the south of the proposed building and the pick-up window is located on the northwest corner of the structure. There are existing parking spaces along Durango Drive and along the west side of the pad site. The plans show a 248 square foot patio area to the south of the proposed building.

Landscaping

Landscaping along Durango Drive is existing, no changes are proposed or required to these landscape areas. There will be some modifications to the landscaping in the parking area on the west side of the pad site. These modifications include the addition of landscape fingers within the parking area for the planting of trees, shrubs, and groundcover.

Elevations

The building is 1 story with a maximum height of 18 feet. The building has a flat roof behind parapet walls. The exterior of the building consists of a combination of textured brick, wood planks in a horizontal pattern, and a stucco finish in earth tone colors.

Floor Plan

The building has an area of 987 square feet which consists of a workroom with customer service counter, prep area, storage area, a cooler, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the driveways are existing at this time and to bring them into compliance with current standards will have negative impacts on the existing utilities such as electrical transformers, street lighting, and a fire hydrant. Changing the current driveways would also disrupt the on-site traffic circulation for the commercial center. The proposed Starbucks is compatible with existing businesses in the area. This project will help attract new businesses to the area which in return will create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400032 (UC-19-0867)	First extension of time for a vehicle wash within the same commercial center	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0867	Vehicle wash within the same commercial center	Approved by BCC	December 2019
UC-11-0138	Convenience store and service station within the same commercial center	Approved by BCC	November 2012
ZC-1176-05	Reclassified the site to C-1 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Neighborhood Commercial	C-1	Mini-warehouse facility
South	Neighborhood Commercial	C-1	Convenience store with gasoline sales
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & a golf course

The subject site is 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

Waivers of Development Standards

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

Design Review

The proposed business is consistent and compatible with other businesses in the area. The proposed location is a pad site within an existing commercial center. Off-site improvements are in place and the development of the property will have limited disruptions on the surrounding properties. The development of this site will make use of an existing pad site and will help to complete the development of the existing commercial center; Therefore, staff can support this request.

Public Works - Development Review

Waivers of Development Standards #1 & #2

Pending

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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO ROBINDALE, LLC

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230, HENDERSON, NV 89052

3



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>\$4,150</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>\$ 850</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WS 22-0343</u> DATE FILED: <u>6-6-22</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Spray Valley</u> TAB/CAC DATE: <u>7-12-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-3-22</u> FEE: <u>\$ 1,325.00</u>
	PROPERTY OWNER	NAME: <u>Durango Robindale LLC</u> ADDRESS: <u>8708 Spanish Ridge Ave #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(703) 627-8093</u> CELL: _____ E-MAIL: <u>Nason@StandardNevada.com</u>
	APPLICANT	NAME: <u>Same as property owner.</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Sheldon Colen</u> ADDRESS: <u>2525 W. Horizon Ridge Pkwy. #230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-09-210-000 004

PROPERTY ADDRESS and/or CROSS STREETS: S. Durango Dr. & W. Robindale Rd.

PROJECT DESCRIPTION: Construction of new Starbucks (QSR)

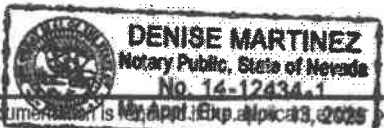
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Durango Robindale LLC + Nason Kline Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 25, 2022 (DATE)

By Nason Khinmassi
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required for all applications filed by a property owner who is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-22-100282



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gay E. Carlson, Architect (License No. 1859)
Sheldon Cohen, Architect (License No. 7701)

May 17, 2022

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

WS-22-0343

RE: Justification Letter for a proposed Starbucks at S. Durango Dr. and Robindale Rd. (SCA #21354)

Please accept this letter as justification for the construction of a new Starbucks located on the northeast corner of S. Durango Dr. and Robindale Rd. (APN: 176-09-210-003) currently zoned as Local Business (C-1). Through this design review on behalf of our client, we respectfully ask for your approval of the following waivers of development standards:

- 1) Request Waiver of Development Standards of USDCCA 222.1 (Drive-way Width) for alternate drive-way width of 32 feet lip-to-lip on both existing driveways located along Durango Drive, where 36 feet lip-to-lip is required.

Both driveways are existing (previously approved under HTE:14-5986) with a width of 32 feet lip-to-lip as shown on USDCCA drawing number 222.1. Changing the width of these driveways will have a negative impact on the existing utilities such as electrical transformers, street lighting, and fire hydrant.

- 2) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) for the following:

- a. Northern driveway:
Existing turn out depth of 14'-7" and turn in depth of 14'-6" where 25 feet is required.
- b. Southern driveway:
Existing turn out depth of 14'-0" and turn in depth of 13'-0" where 25 feet is required.

Redoing the northern driveway's throat depths to 25 feet would have a negative impact on the existing approved "ready to build" pad, parking spaces and on-site drive aisle.

Redoing the southern driveway's throat depths to 25 feet would have a negative impact on the existing fuel canopy and on-site drive aisle.

✓✓ The proposed Starbucks will be placed in an existing ready to build pad. The building area is 987 sq. ft. and stands 18'-0" tall. The design intent, color scheme, and finishes are representative of the Starbucks design standards. In addition, a 248 sq. ft. outdoor patio will be provided. The site is accessible via an existing driveway and ADA compliant pedestrian walkways from S. Durango Dr.

Where 27 parking spaces are required (combined with existing C-Store on site) a total of 54 parking spaces are provided, including 2 car and 1 van accessible space. A total of 4 bicycle spaces are provided for the proposed Starbucks. All existing parking can be easily accessed by customers and employees via walkways located at the building's entrance. All parking is illuminated by existing shielded down-light posts to eliminate any light pollution outside of the site and to comply with Clark County regulations. Additional wall-mounted lighting will be provided along the perimeter of the buildings which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There is one proposed trash enclosure, which will have 6-foot-high CMU walls wrapped in stucco and painted to match existing perimeter walls. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this Starbucks will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sergio Comparan,
SCA Design

06/21/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

PATRICK LN/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

163-31-717-002

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6115 S. Fort Apache Road, Suites 102 and 104
- Site Acreage: 3.4
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 2,373
- Parking Required/Provided: 175/190 (commercial center)

Site Plans

The plans show an existing commercial center with the main building on the west side of the center with parking in the middle of the site. Access to the site is from Patrick Lane and Fort Apache Road.

Landscaping

Site landscaping is existing and not proposed or required with this request.

Elevations

The photos depict a 1 story building consisting of stucco, stone veneer, and aluminum storefront systems. The roof is flat with parapet walls and corniced edges.

Floor Plans

The plans show 2 suites - 2,372 square feet for suite 102 and 931 square feet for suite 104. The plans show an existing smoke shop with display area, storage, breakroom, and restroom. The proposed hookah lounge will have an open floor plan and hookah area in the rear of the suite.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hookah lounge will be attached to an existing smoke shop and that they will be selling smoking products as well. The proposed hookah lounge is intended for patrons within the shopping center to enjoy hookah after visiting the various restaurants within the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0418	Supper club	Approved by PC	July 2018
UC-0273-17	Service bar	Approved by PC	June 2017
UC-0452-16	Reduced separation for a supper club	Approved by PC	August 2016
UC-1202-07	Truck rental and outside dining with separation	Approved by PC	December 2007
ZC-1188-01	Reclassify the site to C-1 for a shopping center	Approved by BCC	December 2001

There have been multiple land use requests for other uses within the commercial center since 2002.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Commercial center
South	Neighborhood Commercial	R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	C-1	Office/retail complex

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 anticipate any negative impacts from a hookah lounge in an existing commercial center. Staff supports the application since the proposed use is compatible with the existing building and the overall commercial center.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SMOKE KING LLC

CONTACT: SMOKE KING LLC, 6115 SOUTH FORT APACHE RD #102, LAS VEGAS, NV 89148

