



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 25, 2020

6:30pm

AGENDA

Note:

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

Board/Council Members: Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- 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 August 11, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for August 25, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **ET-20-400084 (VS-18-0435)-SUNSET & DURANGO PARTNERS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/bb/jd (For possible action) **09/15/20 PC**
2. **NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; 3) establish alternative yards for a residential lot (previously not notified); and 4) allow modified driveway design standards (no longer needed).
DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design (previously not notified); and 3) increase finished grade in the CMA Design Overlay District. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN/md/jd (For possible action) **09/15/20 PC**
3. **VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessori Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/jd (For possible action) **09/15/20 PC**
4. **TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 66 single family residential lots (previously 67) and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/jd (For possible action) **09/15/20 PC**

5. **WS-20-0331-BOYCE, RENEE:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in a R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Bronco Street and Quail Avenue within Spring Valley. MN/sd/jd (For possible action) **09/15/20 PC**

6. **ET-20-400088 (UC-18-0033) -AHL-UL-BAYT CENTER NEVADA INC:**
USE PERMIT FIRST EXTENSION OF TIME to commence a place of worship.
DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNPI) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Mohawk Street and the south side of Quail Avenue (alignment) within Spring Valley. MN/jgh/jd (For possible action) **09/16/20 BCC**

7. **WS-20-0333-FAR APARTMENTS OWNERS SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) modified gate geometrics.
DESIGN REVIEW for parking lot and vehicle access gate layout in conjunction with a previously approved multiple family residential development on 6.3 acres in an R-5 (Apartment Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley. JJ/jor/jd (For possible action) **09/16/20 BCC**

VII. General Business

1. Review last years budget request(s) and take public input regarding suggestions for the upcoming budget cycle. (For Possible action).

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: September 8, 2020.

X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

August 11, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair EXCUSED Yvette Williams – Vice Chair PRESENT
Angie Heath Younce PRESENT Catherine Godges PRESENT
Rodney Bell PRESENT

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

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

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

Yvette Williams called the meeting to order at 6:30 pm
Mark Donohue, Current Planner

II. Public Comment

- None

III. Approval of July 28, 2020 Minutes

Motion by: **Rodney Bell**
Action: **Approve** as published.
Vote: **4/0 Unanimous**

IV. Approval of Agenda for August 11, 2020

Motion by: **Yvette Williams**
Action: **Approve** as amended
Vote: **4/0 Unanimous**

V. Informational Items

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

Connecting Kids Nevada is working to provide Nevada students in need with free reliable internet and devices. Families are encouraged to fill out a short survey at www.ccsd.net/survey or call 888 616-2476.

Las Vegas Metropolitan Police Summerlin Area Command provided information and guidance on Short Term Rentals. Contact information was provided to file complaints in the City of Las Vegas 702 229-3500 and Clark County 702 455-4191.

VI Planning & Zoning

1. **AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action) **08/19/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**

2. **ZC-20-0321-ACHC, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for a future light manufacturing development. Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action) **09/02/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**

VII General Business

- **None**

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/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 minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

IX. Next Meeting Date

The next regular meeting will be **August 25, 2020 at 6:30pm**

X Adjournment

Motion by **Yvette Williams**
Action: **Adjourn**
Vote: **4/0 Unanimous**

The meeting was adjourned at 6:58 p.m.

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/>

09/15/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400084 (VS-18-0435)-SUNSET & DURANGO PARTNERS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-801-012; 163-32-801-013

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans showed the vacation and abandonment of 33 foot wide patent easements located on the north, south, east, and west sides of the subject site excepting the existing right-of-way (Sunset Road). The applicant stated that the subject easements are no longer needed for right-of-way development. Approval of this application will allow for development of an approved shopping center.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0435:

Current Planning

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

Public Works - Development Review

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

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

Applicant's Justification

Due to the ongoing issues related to the pandemic, the applicant does not believe the vacation and abandonment will be recorded in time. The final map is several months from being recorded and the applicant intends to have the vacation of easements recorded at the same time. The project has commenced with substantial grading work, an approved drainage plan, and the approved traffic plan. No significant changes have occurred that would impact this request.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0371	Sign plan	Approved by PC	July 2019
VS-18-0435	Vacated and abandoned easements	Approved by PC	July 2018
WS-18-0093	Alternative pedestrian walkway and reduced a portion of street landscaping along Sunset Road with a design review for a shopping center including a movie theater (Galaxy) and a subterranean parking garage	Approved by BCC	March 2018
ZC-0081-17	Reclassified the C-2 zoning for a future commercial development in the CMA Design Overlay District	Approved by BCC	March 2017
NZC-0344-15	Reclassified to R-5 zoning for a multiple family residential development with a waiver of development standards to increase building height and reduced parking	Approved by BCC	August 2015
ZC-0117-13	Reclassified to R-4 zoning for a multiple family residential development with a waiver of development standards to increase building height	Approved by BCC	May 2013
PA-0010-11	Spring Valley annual plan amendment to amend the land use plan for the 10.5 acre site to RUC (Residential Urban Center) this was later changed to Commercial General during the land use plan update in 2014	Approved by BCC	February 2012
ZC-1233-05	Reclassified to U-V zoning for a mixed-use development with a use permit to increase building height and density - expired	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	C-2 (under resolution of intent to R-4) & U-V	Multiple family residential development
East & West	Commercial General	C-2	Undeveloped
South	Commercial Tourist	C-2	IKEA store

The immediate area is within the CMA Design and MUD-2 Overlay Districts.

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.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 17, 2022 to record;
- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUNSET & DURANGO PARTNERS, LLC

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

DRAFT

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09/15/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

UPDATE
ROSANNA ST/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:

AMENDED HOLDOVER ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; 3) establish alternative yards for a residential lot (previously not notified); and 4) allow modified driveway design standards (no longer needed).

DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design (previously not notified); and 3) increase finished grade in the CMA Design Overlay District.

Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN/md/jr (For possible action)

RELATED INFORMATION:

APN:

163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 25% increase).
2. Reduce the street intersection off-set to 103 feet where 125 feet is required per Section 30.52.052 (a 17.6% reduction).
3. Establish alternative yards for 1 proposed single family residence where yards are established per Chapter 30.56 (previously not notified).
4. Reduce the driveway distance to a spandrel to 9 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 25% reduction) (no longer needed).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080 (previously not notified).
3. Increase finished grade up to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: **66 with 15 common elements**
- Density (du/ac): **6.6**
- Minimum/Maximum Lot Size (square feet): **4,025 (gross and net)/6,796 (gross and net)**
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 19
- Square Feet: 1,494 to 1,840

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 10 acres from R-E and C-2 zoning to an R-2 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on May 6, 2020, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Ten people attended the meeting and voiced no concern with the proposed project.

Description of Revisions & Additional Requests

The applicant has made the following revisions to the site plan: 1) revised street "C" from a stub street to a hammerhead cul-de-sac design; 2) reconfigured stub streets "D" and "E" into one continuous street with a 90 degree bend; 3) revised street "F" from a stub street to a continuous street connecting to Rosanna Street; 4) reduced the length of the stub street servicing Lots 11 and 12; 5) reduced the number of residential Lots from 67 to 66; and 6) increased the number of common Lots from 12 to 15.

In addition to the changes noted within the above paragraph, the applicant requests a waiver of development standards for alternative yard setbacks as specifically applied to lot 25. Furthermore, a design review for a hammerhead cul-de-sac servicing Lots 13 through 19 is also requested.

Site Plans

The plans depict a single family residential development consisting of 66 lots on 10 acres at a density of 6.6 dwelling units per gross acre. The minimum and maximum lot sizes are 4,025 and 6,796 square feet, respectively. The primary ingress and egress to the proposed development is via 2 private streets. Private Street A, oriented as a north and south street, connects to Oquendo Road to the south and Quail Avenue to the north, both of which are oriented as east and west public streets. A portion of private Street A is located north of Quail Avenue, servicing Lot 43 through Lot 54. The interior of the development is serviced by multiple private streets,

measuring 37 feet in width. A portion of private Street B measures 25 feet in width, which serves Lot 11 and Lot 12, and terminates as a stub street. No sidewalks are provided within the interior of the development adjacent to the private streets. **Private street "C", measuring 37 feet in width, is configured as a hammerhead street design that serves Lots 15 through 18.** A 5 foot wide attached sidewalk is proposed along Rosanna Street, Quail Avenue, and Oquendo Road. The applicant has applied for several waivers of development standards, located throughout the interior of the site. The increase to the retaining wall height is located along the east property line of Lot 49 through Lot 61. The reduction to the street intersection off-set is located at the intersection of Oquendo Road and private Street A. **Lot 25, adjacent to private street "D", features alternative yard setbacks where the east property line along the private street and the west property line are considered the side lot lines. Conversely, the south property line is designated as the front of the lot and the north side of the lot is recognized as the rear of the lot.**

Landscaping

The plans depict a 5 foot wide attached sidewalk along Rosanna Street, Quail Avenue, and Oquendo Road in conjunction with 6 foot wide landscape areas behind the sidewalk. Fifteen gallon trees will be planted 20 feet on center along the public streets; however, no trees will be planted within the interior of the development.

Elevations

The plans depict 4 different single story model homes with a maximum height of up to 19 feet. The proposed models consist of a stucco exterior with a pitched, concrete tile roof and depict different options on the elevations such as pop-outs, shutters, window trims, and stone veneer.

Floor Plans

The plans depict 1 story model homes ranging in size from 1,494 square feet to 1,840 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, den, kitchen, and a living room. Two car garages are featured for the various models.

Applicant's Justification

The existing developments to the east graded their properties lower than what the existing grade is at the shared boundary lines of the properties. This combined with Clark County grading and storm water design requirements will result in excess fill at the east boundary line, necessitating an increase to the retaining wall height. **The applicant states Lot 25 is intended as a "side loaded" single family detached residential lot and requests the east property line along private street "D" and the west property line be considered as side lot lines. Conversely, the applicant requests the south property line be designated as the front of the lot and the north side of the lot be recognized as the rear of the lot. The front, rear, and side setbacks would apply accordingly.** Waiver requests to reduce the street intersection off-set are common for R-2 zoned communities. The residential development to the northwest of the project site, across Russell Road, was approved for a reduced street intersection off-set. The waiver is needed as a larger property line/back of curb radius is needed as part of the intersection bend design.

The applicant states the street length of the hammerhead, which is located at the southwest corner of the site, is approximately 169 feet long where a maximum length of 500 feet is permitted. The 4 lots fronting the hammerhead range from 4,195 square feet to 6,569 square feet. Driveway lengths will range from 18 feet to 20 feet per County standards. No street parking will be allowed within the hammerhead cul-de-sac, consistent with the applicable Uniform Standard Drawing. Each lot fronting the hammerhead will have a 2 car garage and 2 driveway parking spaces available. The project site consists of a thin "L" shaped development that limits site layout options because of its narrow width.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0904-16	Reclassified a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	April 2017
TM-500183-16	36 single family residential lots	Withdrawn	April 2017
VS-0905-16	Vacated and abandoned government patent easements	Withdrawn	April 2017
NZC-0612-13	Reclassified a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	January 2014
TM-0166-13	38 single family residential lots	Withdrawn	January 2014
VS-0613-13	Vacated and abandoned government patent easements	Withdrawn	January 2014
ZC-0748-04	Changed the zoning of 163-34-501-024 to C-2 zoning for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General & Public Facilities	R-E & C-2	Office building & place of worship
East	Commercial General	C-2 & C-1	Retail & office buildings
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
TM-20-500096	A tentative map for 66 single family residential lots in an R-2 zone is a companion item on this agenda.
VS-20-0290	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states the area west of Rainbow Boulevard has developed as a neighborhood. There is a church campus to the south, Clark County Parks property immediately west and to the northwest a residential subdivision. An R-2 subdivision will make a nice transition between the businesses on Rainbow Boulevard and the developed neighborhood to the west.

Staff finds there are no unique or special circumstances that have occurred in the immediate area since the adoption of the Spring Valley Land Use Plan to make this request appropriate. While there have been approved residential developments to the west and northwest of Rosanna Street, those developments were planned for Residential Suburban uses within the Land Use Plan. The quadrant or area between Rosanna Street, Rainbow Boulevard, Russell Road, and Oquendo Road is approximately 20 acres. Approximately 10 acres of the 20 acres is developed with commercial uses. The remaining area within the quadrant includes 4 undeveloped parcels with planned land uses of Office Professional and Commercial General. Three of the 4 undeveloped parcels within this quadrant are included within the boundaries of the proposed development. Staff finds the intrusion of a single family residential use in an area that is predominantly commercial, without an appropriate transitional space or use will create future land use conflicts and cannot be justified.

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

The applicant states the residential developments in the area are mostly R-2 with some R-3 in the area. This proposed community is consistent with the existing developments in the area.

Staff finds the locations indicated by the applicant should not be used to justify this request because this project will, in essence, be a freestanding subdivision that will neither be cohesive nor functionally integrated with any adjacent parcels to the north, south, and east of the project site. Staff is concerned with the potential incompatibility between this development and existing land uses in the immediate area. The existing or approved developments in the immediate area, either adjacent or contiguous to the project site, are generally intense uses with corresponding

impacts such as lighting, noise, and traffic. Therefore, staff finds the proposed project is not compatible with the density and intensity of the existing and planned land uses in the surrounding area.

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

According to the applicant, the drainage impact overall should be less because there will be front and rear yards instead of paved parking lots. There are existing offices, homes, and a church so there are utilities in the area. This proposed small residential development will add a minimal number of additional students to the local schools.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 13 additional elementary school students, 7 middle school students, and 9 high school students. Marion B. Earl Elementary School would serve this development and is currently 68 students over capacity. However, Sawyer Middle School and Durango High School are currently under capacity and can accommodate the additional students.

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

The applicant states the adjacent parcels are commercial and R-2 zoned property, however, there have been residential developments in the commercially planned areas, so the trend is for residential development in this area. Furthermore, the applicant indicates perimeter block walls will be decorative and landscaping is provided in accordance with the goals and policies of the Spring Valley Land Use Plan.

Staff finds the location of this request and overall site design in relation to the existing commercial developments in the area make this noncompliant to all other applicable goals and policies contained within the land use plan. The proposed single family residential development is located in an area that is planned and zoned for various commercial uses. The subject parcels are appropriate for Office Professional and Commercial General Uses. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area. Furthermore, Urban Specific Policy 8 of the Comprehensive Master Plan discourages nonconforming zone changes.

Summary

Zone Change

The quadrant or area between Rosanna Street, Rainbow Boulevard, Russell Road, and Oquendo Road is approximately 20 acres. Approximately 10 of the 20 acres have developed with a commercial use. The remaining area within the quadrant, which includes 3 parcels inside the boundary of the proposed development, features parcels already zoned or planned for commercial uses. The intrusion of a single family residential use in an area that is predominantly commercial uses, without an appropriate transitional space or use, will create future land use conflicts that cannot be justified. One of the primary reasons for nonresidential land use

designations during the last major update to the Spring Valley Land Use Plan was the land use context in which this site is situated, which is primarily nonresidential.

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. The existing or approved developments in the immediate area are generally intense uses with corresponding impacts such as lighting, noise, and traffic. Staff finds the proposed project is not compatible with the density and intensity of the existing and planned land uses in the surrounding area. Therefore, staff finds the applicant has neither demonstrated nor satisfied the criteria for compelling justification to merit approval of the nonconforming zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the increase in wall height should not adversely impact the surrounding properties and land uses. The existing topography, drainage, and finished grade of the commercial properties to the east of the project site warrants an increase to the retaining wall height. However, since staff is not supporting the nonconforming zone boundary amendment and design review #1, staff cannot support this request.

Waiver of Development Standards #3

The request for alternative yard setbacks for Lot 25 is a self-imposed hardship. Staff finds the proposed site layout for the proposed residential development can be reconfigured. Furthermore, since staff is not supporting the zone change, waiver of development standards #1, and design reviews #1 and #2, staff cannot support this request.

Design Review #1

Although the design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades, staff is concerned that the subdivision layout is not consistent or compatible with the approved land uses in the area. Lot 49 through Lot 57, located along the east boundary of the project site, are immediately adjacent to existing commercial development. Urban Specific Policy 41 encourages buffering between single family areas and higher density residential and commercial designations. The lack of any landscape buffer along the east property line of the proposed development further enhances the lack of compatibility and conflict between the residential use and the existing commercial developments. Staff also finds the design of the proposed development conflicts with Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The 25 foot wide stub street servicing Lot 11 and Lot 12 designated as private street B, with an east and west orientation, is proposed to avoid installing a cul-de-sac at the termination point of the street;

therefore, staff recommends denial of the design review as the proposed development conflicts with several goals and policies of the Comprehensive Master Plan.

Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private streets within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. Additionally, staff is concerned with the hammerhead design, in conjunction with increased on-street parking, impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lots 15 through 18. Staff finds the applicant has not provided compelling justification for the proposed street designs; therefore, cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction of the street intersection off-set. The original intent for the subdivision was to be a gated community this would have cut-off access to connect Oquendo Road to Russell Road by way of Rosanna Street. The applicant agreed to an alternative road network through the community to continue the connectivity for the public right-of-way by providing public access through the north/south private street and by agreeing to not install gates for the community. **However, since Planning cannot support the application in its entirety, staff cannot support this request.**

Design Review #3

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

Department of Aviation

As stated in our comments for NZC-0612-13 and TM-0166-13 in October 2013, and again for PRE-0040-16 in November 2016, and again for NZC-0904-16 and TM-0183-16 in January 2017 regarding APNs 163-34-501-011 and 163-34-501-017, and again for PRE-20-100009 in March 2020, regarding APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, the currently planned land use designations are Office Professional and Commercial General, and current zoning is Rural Estates Residential and General Commercial, which permit many airport compatible uses. The proposed zoning of R-2 (Medium Density Residential) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this request is incompatible with current and future noise levels at this location. APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, lie within the AE-60 (60-65 DNL) noise contour for McCarran International Airport and are subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade McCarran facilities to meet future air traffic demand. Due

to these facts, this nonconforming zone change is incompatible with current and future noise levels present at this location; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **October 7, 2020** at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Design review as a public hearing for significant changes to plans;
- Expunge the design review portion of ZC-0748-04.
- 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Rosanna Street, and 60 feet for Quail Avenue with a portion of an elbow at the intersection of Rosanna Street and Quail Avenue;
- The subdivision shall not be gated;
- The private street between Quail Avenue and Oquendo Road shall remain open to the public;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- If approved, for that portion located in the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

- If approved, for that portion located in the AE-60, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- If approved, for that portion located in the AE-60, applicant must provide a map to future buyers/renters, 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;
- If approved, for that portion located in the AE-60, 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 1 card

PLANNING COMMISSION ACTION: August 4, 2020 – HELD – No Date – per the applicant

APPLICANT: HONDEN DEVELOPMENT COMPANY, LLC

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

09/15/20 PC AGENDA SHEET

UPDATE
RUSSELL RD/RAINBOW BLVD

EASEMENTS
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessouri Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/jd (For possible action)

RELATED INFORMATION:

APN:
163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

This application is a request to vacate 3 foot and 33 foot wide patent easements located within the interior and along the perimeter of the project site. The applicant states the patent easements are no longer needed for development purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0904-16	Reclassified a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	April 2017
TM-500183-16	36 single family residential lots	Withdrawn	April 2017
VS-0905-16	Vacated and abandoned government patent easements	Withdrawn	April 2017
NZC-0612-13	Reclassified a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	January 2014
TM-500166-13	38 single family residential lots	Withdrawn	January 2014
VS-0613-13	Vacated and abandoned government patent easements	Withdrawn	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0748-04	Changed the zoning of 163-34-501-024 to C-2 zoning for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General & Public Facilities	R-E & C-2	Office building & place of worship
East	Commercial General	C-2 & C-1	Retail & office buildings
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-20-0289	A nonconforming zone change to reclassify the project site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-20-500096	A tentative map for 66 single family residential lots in an R-2 zone is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not necessary for the site, drainage, or roadway development. However, staff requires public access through an alternate north/south street between Oquendo Road and Quail Avenue, which the applicant will provide on a private street with the recordation of a final map. Therefore, this vacation cannot record without the accompanying subdivision map being recorded. However, since staff is not supporting the companion applications, staff cannot support this application.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **October 7, 2020** at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Quendo Road, 30 feet for Rosanna Street, and 60 feet for Quail Avenue with a portion of an elbow at the intersection of Rosanna Street and Quail Avenue;
- Vacation shall not record without the accompanying subdivision map being recorded;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS:

PLANNING COMMISSION ACTION: August 4, 2020 – HELD – No Date – per the applicant.

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

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09/15/20 PC AGENDA SHEET

RUSSELL & ROSANNA
(TITLE 30)

UPDATE
ROSANNA ST/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:

AMENDED HOLDOVER TENTATIVE MAP consisting of 66 single family residential lots (previously 67) and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:
163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: **66 with 15 common elements**
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): **4,025 (gross and net)/6,796 (gross and net)**
- Project Type: Single family residential development

Description of Revisions

The applicant has made the following revisions to the tentative map: 1) revised street "C" from a stub street to a hammerhead cul-de-sac design; 2) reconfigured stub streets "D" and "E" into one continuous street with a 90 degree bend; 3) revised street "F" from a stub street to a continuous street connecting to Rosanna Street; 4) reduced the length of the stub street servicing Lots 11 and 12; 5) reduced the number of residential Lots from 67 to 66; and 6) increased the number of common Lots from 12 to 15.

The plans depict a single family residential development consisting of 66 lots on 10 acres at a density of 6.6 dwelling units per gross acre. The minimum and maximum lot sizes are 4,025 and 6,796 square feet, respectively. The primary ingress and egress to the proposed development is via 2 private streets. Private Street A, oriented as a north and south street, connects to Oquendo Road to the south and Quail Avenue to the north, both of which are oriented as east and west

public streets. A portion of private Street A is located north of Quail Avenue, servicing Lot 43 through Lot 54. The interior of the development is serviced by multiple **private streets**, measuring 37 feet in width. A portion of private Street B measures 25 feet in width, which serves Lot 11 and Lot 12, **and** terminates as a stub street. No sidewalks are provided within the interior of the development adjacent to the private streets. **Private street "C", measuring 37 feet in width, is configured as a hammerhead street design that serves Lots 15 through 18.** A 5 foot wide attached sidewalk is proposed along Rosanna Street, Quail Avenue, and Oquendo Road.

Landscaping

The plans depict a 5 foot wide attached sidewalk along Rosanna Street, Quail Avenue, and Oquendo Road in conjunction with 6 foot wide landscape areas behind the sidewalk. Fifteen gallon trees will be planted 20 feet on center along the public streets; however, no trees will be planted within the interior of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0904-16	Reclassified a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	April 2017
TM-500183-16	36 single family residential lots	Withdrawn	April 2017
VS-0905-16	Vacated and abandoned government patent easements	Withdrawn	April 2017
NZC-0612-13	Reclassified a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	January 2014
TM-500166-13	38 single family residential lots	Withdrawn	January 2014
VS-0613-13	Vacated and abandoned government patent easements	Withdrawn	January 2014
ZC-0748-04	Changed the zoning of 163-34-501-024 to C-2 zoning for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General & Public Facilities	R-E & C-2	Office building & place of worship
East	Commercial General	C-2 & C-1	Retail & office buildings
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-20-0289	A nonconforming zone change to reclassify the project site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-20-0290	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-20-0289. However, since staff is not supporting NZC-20-0289, staff cannot support this request.

Department of Aviation

As stated in our comments for NZC-0612-13 and TM-0166-13 in October 2013, and again for PRE-0040-16 in November 2016, and again for NZC-0904-16 and TM-0183-16 in January 2017 regarding APNs 163-34-501-011 and 163-34-501-017, and again for PRE-20-100009 in March 2020, regarding APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, the currently planned land use designations are Office Professional and Commercial General, and current zoning is Rural Estates Residential and General Commercial, which permit many airport-compatible uses. The proposed zoning of R-2 (Medium Density Residential) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this request is incompatible with current and future noise levels at this location. APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, lie within the AE-60 (60-65 DNL) noise contour for McCarran International Airport and are subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade McCarran facilities to meet future air traffic demand. Due to these facts, this nonconforming zone change is incompatible with current and future noise levels present at this location; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **October 7, 2020** at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Rosanna Street, and 60 feet for Quail Avenue with a portion of an elbow at the intersection of Rosanna Street and Quail Avenue;
- The subdivision shall not be gated.
- The private street between Quail Avenue and Oquendo Road shall remain open to the public.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Department of Aviation

- If approved, for that portion located in the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- If approved, for that portion located in the AE-60, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- If approved, for that portion located in the AE-60, applicant must provide a map to future buyers/renters, 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;
- If approved, for that portion located in the AE-60, 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0115-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: August 4, 2020 – HELD – No Date – per the applicant.

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

09/15/20 PC AGENDA SHEET

BLOCK WALL
(TITLE 30)

BRONCO ST/QUAIL AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0331-BOYCE, RENEE:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in a R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Bronco Street and Quail Avenue within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-35-501-023

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a block wall to 9 feet where a maximum height of 6 feet is allowed per Table 30.64-1 (a 50% increase).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 5815 S. Bronco Street
- Site Acreage: 0.5
- Project Type: Block wall
- Block wall Height (feet): 9

Site Plans

The plans depict an existing single family residence located on the corner of Bronco Street and Quail Avenue that is part of an existing 4 lot subdivision. Access to the property is from a private street located off Bronco Street. The proposed block wall will be located along part of Bronco Street and all of the Quail Avenue property line. The proposed block wall will replace an existing chain-link fence and will be 9 feet in height and will be 68 feet long along Bronco Street and 168 feet along Quail Avenue.

Landscaping

Landscaping is not required as part of this request.

Elevations

The plans depict a proposed block wall of 9 feet in height. Currently, there is a chain-link fence along this portion of the property. The existing single family residence was constructed in 1983 and has a pitched roofline and stucco finish.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they are wanting to replace an existing chain-link fence along portions of the perimeter of their property. The applicant states that a future pool is part of their plans and feel it is imperative to install a protective barrier. Privacy is of concern as homes being constructed on adjacent parcels have building pad elevations built higher than their base elevation. Once completed the applicants believe these homes will be able to view their backyard and want to increase the proposed block wall to 9 feet to create a privacy barrier. In addition, this proposed wall will help alleviate noise and dust.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	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

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.

Staff agrees with the justification provided by the applicant and finds the increase in the wall height up to a maximum of 9 feet will not adversely impact the surrounding properties since the walls will provide additional security and privacy along Quail Avenue where noise and dust pollution can be mitigated. In addition, the wall will create additional privacy and security and have minimal impacts to adjacent properties and the surrounding neighborhood. Also, block wall heights have been approved in similar circumstances throughout the County. Staff recommends approval of this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RENEE BOYCE
CONTACT: Q CONSTRUCTION, 10301, WILLIAM FORTYE, LAS VEGAS, NV 89129

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09/16/20 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

MOHAWK ST/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400088 (UC-18-0033) -AHL-UL-BAYT CENTER NEVADA INC:

USE PERMIT FIRST EXTENSION OF TIME to commence a place of worship.

DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNPI) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Mohawk Street and the south side of Quail Avenue (alignment) within Spring Valley. MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

163-36-501-015

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 10,008
- Parking Required/Provided: 101/162

Site Plans

The approved plans show a place of worship located approximately 135 feet from the east (front) property line, 65 feet from the south (side) property line, and 57 feet from the west (rear) property line. An outdoor play area enclosed by a 5 foot high decorative metal fence is located to the north of the building. Access to the site is from Mohawk Street. Enhanced paving is provided at the driveway entrance. A total of 162 parking spaces are provided around the building where a minimum of 101 spaces are required.

Landscaping

Street landscaping along Mohawk Street consists of a 10.5 foot wide landscape area with an attached sidewalk. A 10.5 foot wide intense landscape buffer is provided along the west and south property lines per Figure 30.64-12. An 8.5 foot wide landscape area with trees every 20 feet is provided along the north property line. The landscape palette consists of Holly Oak, Mondel Pine, Cypress Pine, and Canary Island Date Palm trees with various shrubs and groundcover.

Elevations

The plans depict a 1 story, up to 30 foot high place of worship constructed of painted stucco, porcelain tile accents, polished stone, decorative metal screens, aluminum frame windows, and wall mounted light fixtures. The roof is flat with parapet walls at varying heights. The architectural tower is 30 feet high and located at the northeast portion of the building, however, the majority of the building is between 14 feet and 20 feet high.

Floor Plans

The plans show a 10,008 square foot place of worship consisting of a worship hall, multi-purpose room, library, classrooms, office area, restrooms, and a 1 bedroom living quarter. An outdoor landscaped meditation courtyard is located at the center of the building.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0033:

Current Planning

- Site lighting may consist of combination of pole mounted lights or bollard lighting;
- Pole mounted lights to be maximum of 15 feet high with motion sensors;
- Exterior building lighting to consist of wall sconces, recessed tip-lights or accent lighting;
- All lighting to be shielded or directed as required by Title 30;
- Block walls to be composed of decorative split faced block;
- No leasing of the parking lot for sporting or special events shall be permitted;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Mohawk Street.

Department of Aviation

- Applicant is required to file valid FAA Form 7460- I, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or 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;
- 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 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.

Building Department Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show fire hydrant locations on-site and within 750 feet; fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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@cleanwateiteam.com and reference POC Tracking #0036-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The original project, UC-18-0033, was approved August 8, 2018. Since August of 2018, the applicant has been working on financing the project construction but has not been successful. Presently, the project has not been able to commence due to the delays caused by the COVID pandemic; therefore, the applicant is applying for an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400067 (UC-18-0033)	Waiver of conditions requiring full off-site improvements for a place of worship	Approved by BCC	June 2019
WS-19-0360	Waivers for off-sites and front setback for increased wall height	Approved by BCC	June 2019
UC-18-0033	Use permit and Design Review for Place of Worship	Approved by BCC	August 2018
ZC-0111-08	Established the RNP-1 Overlay District	Approved by PC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	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.

The applicant has abided by the previous conditions of approval from the original application. The approval was conditioned upon a revised design review as a public hearing so the applicant spent a year revising the application. Since the approval of the design review, the applicant has been working to secure funding for the project.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 8, 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: AHL-UL-BAYT CENTER NEVADA INC

CONTACT: AHL-UL-BAYT CENTER NEVADA INC, 4785 S. DURANGO DRIVE, #104,
LAS VEGAS, NV 89147

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09/16/20 BCC AGENDA SHEET

GATE GEOMETRICS
(TITLE 30)

RENO AVE/FT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0333-FAR APARTMENTS OWNERS SPE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) modified gate geometrics.

DESIGN REVIEW for parking lot and vehicle access gate layout in conjunction with a previously approved multiple family residential development on 6.3 acres in an R-5 (Apartment Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

163-30-513-005

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce parking to 332 spaces where 339 spaces are required per Table 30.60-1 (a 2% decrease)
2. Allow the proposed modified access gate geometrics on Reno Avenue eliminating a call box, a center island, a turnaround area with the associated width dimension, required per Clark County Uniform Standard Drawing 222.1.

DESIGN REVIEW:

Parking lot layout and proposed gate layout along Reno Avenue in conjunction with a previously approved multiple family residential development.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5055 S. Fort Apache Road
- Site Acreage: 6.3
- Number of Units: 206
- Density (du/ac): 33
- Project Type: Multiple family residential

- Number of Stories: 3
- Building Height (feet): 42
- Open Space Required/Provided: 21,800/74,923
- Parking Required/Provided: 339/332

History & Site Plans

The site was previously approved via NZC-18-0479 which reclassified the site from C-2 zoning to R-5 zoning for a multiple family residential development. The site was originally approved to have access along the east property line, which leads to Fort Apache Road (200 feet to the east) and access from Reno Avenue (south property line). The Fort Apache Road access is an indirect shared access road with the existing retail development on the adjacent parcels to the east. Revised plans were submitted and approved in March 2020 removing access from Reno Avenue and adding an emergency crash gate and pedestrian gate instead. 2 parking stalls were also relocated to accommodate required landscaping.

Currently, the site plan still depicts a multiple family residential development consisting of 206 units with a density of 33 dwelling units per acre. The development consists of 2 residential buildings centrally located on the site with parking distributed along the perimeter. A leasing office, clubhouse, and pool area are located between the 2 residential buildings.

The site plan for this application depicts secondary access to the development from Reno Avenue via a proposed commercial driveway, a proposed vehicular access gate with non-standard geometrics, and also a pedestrian gate on the west side of the proposed vehicle access gate, all located on the southeast corner of the site. This newly designed access along Reno Avenue is for residents only. The Fort Apache Road driveway will be the primary access for the project which is gated and was previously approved via NZC-18-0479. The only change to the parking lot is the proposed parking reduction from 339 spaces to 332 spaces in order to accommodate the revised parking layout and gate geometrics on the southeast corner of the site.

Landscaping

A 10 foot wide landscape area adjacent to an attached sidewalk is located along Reno Avenue. A 10 foot wide landscape area with a single row of trees spaced 20 feet apart is located along the north, east, and west property lines. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the buildings. A total of 74,923 square feet of open space is provided including the pool area located to the west of the clubhouse building and a courtyard located in the middle of Building 1, the northern building. Landscape materials include trees, shrubs, and groundcover.

Elevations

The exterior walls have a stucco finish painted in various shades of gray. The buildings are designed with various pop-outs, recesses, CMU finish, aluminum storefront treatments, metal panels, metal canopies, and varying roof heights on all sides of the buildings to break-up the vertical and horizontal lines of the buildings. The proposed vehicle access gate design includes tubular steel pieces in a horizontal pattern with vertical support bracing. The pedestrian access gate mimics the access gate design and exterior finish.

Applicant's Justification

Per the submitted justification letter, the design review is necessary due to the parking lot layout redesign and the proposed secondary vehicle access gate (residents only) along Reno Avenue. The applicant is also requesting a parking reduction waiver due to the parking lot redesign and can be justified due to the applicant's targeted market, some of which prefer alternative methods of transportation such as Uber or Lyft. The submitted parking analysis shows the peak parking demand is 270 parking spaces, which is lower than the provided parking count of 332 spaces. The second waiver is related to the proposed access gate along Reno Avenue. The proposed modified gate geometrics eliminates the required call box, the center island, the turn-around area with the associated width dimension. Per the applicant the proposed design of the gate does not need the listed requirements of the standard drawing, and there is approximately 33 feet of distance between the gate and the right-of-way (Reno Avenue); therefore, vehicles without proper access can safely turn around on site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0479	Reclassified 6.3 acres from C-2 zoning to R-5 zoning with a design review for a multiple family residential development	Approved by BCC	September 2018
DR-0110-08	Shopping center – expired	Approved by PC	March 2008
DR-0620-01	Shopping center on this site and the adjacent developed parcels to the east – expired	Approved by PC	June 2001
ZC-1515-00	Reclassified the eastern portion of the subject site and the adjacent parcels to the east to C-2 zoning	Approved by BCC	November 2000
ZC-1749-99	Reclassified the western portion of the subject site and the adjacent parcels to the north to C-2 zoning	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Shopping center
South	Commercial General & Residential Suburban (up to 8 du/ac)	C-2 & R-2	Shopping center & single family residential
West	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family residential - condominiums

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.

Waiver of Development Standards #1

Multiple family residential developments require numerous amounts of parking spaces to accommodate residents, guests, and staff. Reduced parking in a multiple family residential development can cause the following inconveniences: vehicles being parked in the wrong parking spaces, increased vehicular circulation from drivers who are trying to find guest parking, undesignated on-street parking, and temporary loading/unloading within drive aisles; therefore, staff cannot support the proposed parking reduction.

Design Review

The proposed redesign of a portion of the parking lot is located on the southeast corner of the site which includes removing 7 parking spaces. The redesign of the southeast corner of the site does not provide harmonious vehicular circulation. Vehicles have the potential to stack within the drive aisles since the main ingress/egress gate is located along the east property line, 120 feet north of the proposed gate along Reno Avenue; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the modified vehicle access gate geometrics for the Reno Avenue driveway. The reduction in the width of the driveway, combined with not providing a turnaround area will create multiple safety hazards. If traffic is not able to access the multi-family complex using the Reno Avenue driveway, there will be no safe movements to get back into the right-of-way. Additionally, Reno Avenue serves as a 1-mile long minor collector street from Fort Apache Road to Hualapai Way.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If Approved:

- 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

- Reconstruct any unused driveways with full off-site improvements.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CALIDA RESIDENTIAL, LLC

**CONTACT: ANTHONY CELESTE, KAEMPEL CROWELL, 1980 FESTIVAL PLAZA
DR., SUITE 650, LAS VEGAS, NV 89135**

