



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 29, 2023

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for August 8, 2023. (For possible action)
- IV. Approval of the Agenda for August 29, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **UC-23-0362-NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
USE PERMIT to reduce the separation to a residential use.
DESIGN REVIEWS for the following: 1) vehicle sales facility; 2) vehicle maintenance facility; 3) vehicle wash facility; 4) alternative parking lot landscaping; and 5) finished grade on a portion of 8.6 acres in a C-2 (General Commercial) and an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/sd/syp (For possible action) **08/16/23 BCC**
 2. **TM-23-500100-LV MANAGEMENT GROUP, L L C:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/bb/syp (For possible action) **09/05/23 PC**
 3. **UC-23-0296-WEST SAHARA PROMENADE CO, LLC:**
HOLDOVER USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) hookah lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action) **09/05/23 PC**
 4. **UC-23-0341-APACHE 3 LLC:**
HOLDOVER USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action) **09/05/23 PC**

5. **WS-23-0423-JMLAS RESTAURANT INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) sidewalk width.
DESIGN REVIEW for an addition to proposed restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/rr/syp (For possible action) **09/05/23 PC**

6. **UC-23-0469-RAINBOW 2625, LLC:**
USE PERMIT to allow a pharmacy in conjunction with an existing office complex on a portion of 1.8 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Laredo Street within Spring Valley. JJ/hw/syp (For possible action) **09/19/23 PC**

7. **VS-23-0373-QMC HACIENDA HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action) **09/19/23 PC**

8. **WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**
WAIVER OF CONDITIONS of a waiver of development standards requiring revised building elevation to include varied elevation, roof forms, and surface planes with a desert earth tone color scheme. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/rp/syp (For possible action) **09/19/23 PC**

9. **UC-23-0467-NP DURANGO, LLC:**
USE PERMIT to allow a multiple family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) allow alternative landscaping and attached sidewalk; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade on 8.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Maule Avenue, 1,525 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **09/20/23 BCC**

10. **UC-23-0468-DURANGO 215 RESIDENTIAL, LLC:**
USE PERMIT to allow a multiple family development.
VARIANCE for increase in wall height.
WAIVER to allow modified driveway design standards.
DESIGN REVIEWS for a multiple family development on 13.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the south side of Roy Horn Way, 1,500 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **09/20/23 BCC**

11. **VS-23-0493-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Roy Horn Way and Badura Avenue, a portion of right-of-way being Roy Horn Way located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Badura Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Roy Horn Way and Badura Avenue, and an un-named portion of right-of-way (south of Roy Horn Way) located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/jor/syp (For possible action) **09/20/23 BCC**

12. **UC-23-0492-COUNTY OF CLARK (AVIATION):**
USE PERMITS for the following: 1) High Impact Project; and 2) tire sales and installation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) light fixture height; and 2) driveway throat depth.
DESIGN REVIEWS for the following: 1) retail building with a gasoline station; 2) signage; 3) lighting; and 4) finished grade on a 23.0 acre portion of 60.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Buffalo Drive and Badura Avenue within Spring Valley. MN/jor/syp (For possible action) **09/20/23 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 12, 2023.

X. Adjournment.

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

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

<https://notice.nv.gov>



Spring Valley Town Advisory Board

August 8, 2023

MINUTES

Board Members: John Getter, Chair **PRESENT** Brian A. Morris **PRESENT**
Dale Devitt **PRESENT** Juana Leia Jordan **PRESENT**
Randal Okamura **PRESENT**

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

County Liaison: Tiffany Hesser, 702-455-7388 TLH@clarkcountynv.gov **PRESENT**
Mike Shannon 702-455-8338 mds@clarkcountynv.gov **EXCUSED**

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

Judith M. Rodriguez, Current Planning

II. Public Comment

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

- None.

III. Approval of July 25, 2023 Minutes (For possible action)

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE** as published

Vote: 5-0/Unanimous

IV. Approval of Agenda for August 8, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published

Vote: -0/Unanimous

Related applications:

1. PA-23-700020 RRP, LLC, ET, AL:
2. ZC-23-03-0397-RRP, LLC:
3. VS-23-398-RRP, LLC:

11. UC-23-0018-LAS VEGAS SPORTS CORP ETAL & ROLLINGSTONE INC:
12. VS-23-0019-LAS VEGASDSPORTS COPR EAL & ROLLIGSTONE INC.:

20. ZC-23-0409 P S I QUENENDO LLC:
21. VS-23-0410 P S I QUENENDO LLC:

22. ZC-23-0431 SDMI RAINBOW, LLC:
23. VS-23-0432 SDMI RAINBOW, LLC:
24. TM-23-500090 SDMI RAINBOW LLC:

25. ZC-23-0435-IHC HEALTH SERVICE, INC:
26. VS-23-0436 IHC HEALTH SERVICE, INC:

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - None

VI. Planning & Zoning

1. **PA-23-700020-RRP, LLC; ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 7.2 acres. Generally located on the southwest corner of Edna Avenue and Red Rock Street within Spring Valley. JJ/gc (For possible action) **08/15/23 PC**

Motion by: **Randy Okamura**

Action: **DENY**

Vote: 5-0/Unanimous

2. **ZC-23-0397-RRP, LLC:**
ZONE CHANGE to reclassify 7.3 acres from a CRT (Commercial Residential Transition) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall and fence height; **2)** reduce the height/setback ratio requirement adjacent to a single family residential use; **3)** alternative landscaping adjacent to a residential use; **4)** alternative street landscaping; **5)** allow access to a local street; and **6)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** senior housing (multiple family development); and **3)** finished grade. Generally located on the south side of Edna Avenue and the west side of Red Rock Street within Spring Valley (description on file). JJ/md/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**
Action: **DENY**
Vote: 5-0/Unanimous

3. **VS-23-0398-RRP, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Red Rock Street located between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/md/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**
Action: **APPROVE** per staff conditions
Vote: 5-0/Unanimous

4. **UC-23-0290-FORT APACHE DOMINUS, LLC:**
USE PERMIT for a daycare facility within an existing apartment development on a portion of 15.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/bb/syp (For possible action) **08/15/23 PC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** per staff recommendations
Vote: 5-0/Unanimous

5. **UC-23-0296-WEST SAHARA PROMENADE CO, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** Hookah Lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**
Action: **HOLD** to August 29, 2023 Spring Valley TAB Meeting due to applicant being a no show.
Vote: 5-0/Unanimous

6. **UC-23-0341-APACHE 3 LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/jud/syp (For possible action) **08/15/23 PC**

Motion by: **John Getter**

Action: **HOLD** to August 29, 2023 Spring Valley TAB Meeting due to applicant being a no show.

Vote: 5-0/Unanimous

7. **WS-23-0366-BECHERER CHRISTOPHER DAVID & MCDONOUGH HEIDI ANN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building separation; and 2) allow 2 driveways in conjunction with an existing single family residence on 0.4 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Redwood Street, 120 feet south of Palmyra Avenue within Spring Valley. JJ/sd/syp (For possible action) **08/15/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff if approved conditions and per revised plans submitted to staff prior to the TAB

Vote: 4-1/NAY - Getter

8. **UC-23-0362-NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
USE PERMIT to reduce the separation to a residential use.
DESIGN REVIEWS for the following: 1) vehicle sales facility; 2) vehicle maintenance facility; 3) vehicle wash facility; 4) alternative parking lot landscaping; and 5) finished grade on a portion of 8.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/sd/syp (For possible action) **08/16/23 BCC**

Motion by: **John Getter**

Action: **HOLD** to August 29, 2023 Spring Valley TAB Meeting due to applicant being a no show.

Vote: 5-0/Unanimous

9. **ZC-23-0402-JONES SUNSET, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to a C-1 (Local Business) Zone (AE-60) Zone.
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building façade length; 2) roofline variations; 3) increased wall height; and 4) landscaping.
DESIGN REVIEW for an off-highway vehicle, recreational vehicle, and watercraft storage facility in conjunction with an approved mini-warehouse facility in the CMA Design Overlay District. Generally located on the south side of Teco Avenue, 600 feet east of Jones Boulevard within Spring Valley (description on file). MN/al/syp (For possible action) **08/16/23 BCC**

Motion by: **John Getter**
Action: **Waiver Development Standard #2 was withdrawn by applicant.**
APPROVE: Zone Change,
APPROVE: Use Permit
APPROVE: Waivers of Development Standards #3, #4a and #4b
DENY Waivers of Development #1 and #2.
DENY: Design Review
Per staff if approved conditions
Vote: 5-0/Unanimous

10. **DR-23-0388-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW for reconstruction of a concession/restroom building in conjunction with an existing park on 3.7 acres in a P-F (Public Facility) Zone. Generally located on the east side of Mohawk Street and the south side of Eldora Avenue within Spring Valley (description on file). RM/rk/syp (For possible action) **09/05/23 PC**

Motion by: **Brian Morris**
Action: **APPROVE** with staff conditions
Vote: 5-0/Unanimous

11. **UC-23-0018-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:**
USE PERMIT private recreational facility (table tennis club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** reduce commercial driveway approach distance.
DESIGN REVIEW for a proposed private recreational facility within the Desert Inn Road Transition Corridor. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley (description on file). JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by: **Randy Okamura**
Action: **DENY**
Vote: 5-0/Unanimous

12. **VS-23-0019-LAS VEGAS SPORTS CORPORATION ETAL & ROLLINGSTONE INC:**
VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Westwind Road and Duneville Street within Spring Valley (description on file). JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by: **John Getter**
Action: **APPROVE**
Vote: 5-0/Unanimous

13. **UC-23-0230-WPI-GRAND TROP LLC & UAP-GRAND TROP LLC:**
USE PERMITS for the following: **1)** reduce separation from a gas station to residential use; **2)** reduce separation from a convenience store to residential use; and **3)** reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; **3)** finished grade; **4)** lighting plan on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Grand Canyon Drive within Spring Valley. JJ/bb/syp (For possible action) **09/05/23 PC**

Motion by: **Dale Devitt**

Action:

APPROVE Use Permits #1 and #3.

APPROVE: Waivers of Development Standards

APPROVE: Design Review #1, #3 and #4.

DENY: Use Permit #2

DENY: Design Review #2.

Per staff if approved conditions

Vote: 5-0/Unanimous

14. **UC-23-0403-WEST COAST CLOSERS INC:**

USE PERMIT to allow a major training facility (driving school) in conjunction with an existing office building on a portion of 2.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Edna Avenue within Spring Valley. JJ/lm/syp (For possible action) **09/05/23 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions and added condition to limit the hours of operation from 9 am to 5 pm.

Vote: 5-0/Unanimous

15. **UC-23-0425-MH REVOCABLE LIVING TRUST:**

USE PERMIT for sporting goods (firearms) sales within an existing commercial center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard, 240 feet south of Sahara Avenue within Spring Valley. JJ/tpd/syp (For possible action) **09/05/23 PC**

Motion by: **Randy Okamura**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

16. **WS-23-0437-B-R OVATION LIMITED PARTNERSHIP:**

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone. Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley. JJ/sd/syp (For possible action) **09/05/23 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

17. **VS-23-0387-WH PROPERTIES LLC:**

VACATE AND ABANDON a portion of a right-of-way being Rosanna Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/hw/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff if approved conditions

Vote: 5-0/Unanimous

18. **UC-23-0386-WH PROPERTIES, LLC:**
USE PERMIT to allow kitchens within hotel guestrooms.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) architectural compatibility; 2) roof style; and 3) local street access.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) increased finished grade; 3) signage; and 4) a hotel in conjunction with an existing office/retail complex on a portion of 8.9 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rosanna Street, approximately 215 feet south of Oquendo Road within Spring Valley. MN/hw/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff if approved conditions
Vote: 5-0/Unanimous

19. **WS-23-0439-PREMIER PROPERTY PRESERVATION, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW to increase finished grade in conjunction with a single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay. Generally located on the northwest corner of Ponderosa Way and Duneville Street within Spring Valley. MN/jud/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**
Action: **DENY**
Vote: 5-0/Unanimous

20. **ZC-23-0409-P S I OQUENDO LLC:**
ZONE CHANGE to reclassify 4.2 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-3 (Multi-Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce driveway throat depth for a call box; and 3) reduce driveway distance from an intersection.
DESIGN REVIEWS for the following: 1) for a multi-family residential development; and 2) finished grade. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rk/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**
Action: **DENY**
Vote: 5-0/Unanimous

21. **VS-23-0410-P S I OQUENDO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Farmland Street, and between Oquendo Road and Russell Road and portion of a right-of-way being Fort Apache Road located between Oquendo Road and Russell Road; and portion of a right-of-way being Oquendo Road located between Fort Apache Road and Farmland Street within Spring Valley (description on file). JJ/rk/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff conditions
Vote: 5-0/Unanimous

22. **ZC-23-0431-S D M I RAINBOW, LLC:**
ZONE CHANGE to reclassify 2.8 acres from an R-E (Rural Estates Residential) to a C-P (Office & Professional) Zone.
USE PERMITS for the following: 1) retail as primary use; and 2) restaurant as primary use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access to a local street (Palmyra Avenue); 2) landscaping; 3) modified driveway design standards; and 4) increased wall height.
DESIGN REVIEW of a commercial center. Generally located on the northwest corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action)

Motion by: **John Getter**

Action: **APPROVE** Zone Change with staff if approved conditions

DENY: Use Permits, Waivers of Development Standards and Design Review

Vote: 5-0/Unanimous

23. **VS-23-0432-S D M I RAINBOW, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street, and between Coley Avenue and Palmyra Avenue within Spring Valley (description on file). JJ/bb/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 5-0/Unanimous

24. **TM-23-500090-S D M I RAINBOW, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 2.8 acres in C-P Zone. Generally located on the northwest side of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/bb/syp (For possible action) **09/06/23 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: 5-0/Unanimous

25. **ZC-23-0435-IHC HEALTH SERVICES, INC.:**
ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office & Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) allow zero percent of the total property frontage be occupied by buildings; and 3) reduce driveway throat depth.
DESIGN REVIEW for an office building in the CMA Design Overlay District. Generally located on the northeast corner of Badura Avenue and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action) **09/06/23 BCC**

Item was not heard since the meeting was cut short; building needed to be locked by staff. Item is moving forward without TAB recommendations.

26. **VS-23-0436-IHC HEALTH SERVICES, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Agilysys Way and Gagnier Boulevard; a portion of right-of-way being Gagnier Boulevard located between Maule Avenue and Badura Avenue; and a portion of right of way being Badura Avenue located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action) **09/06/23 BCC**

Item was not heard since the meeting was cut short; building needed to be locked by staff. Item is moving forward without TAB recommendations.

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.

- None.

IX Next Meeting Date August 29, 2023.

X Adjournment

- Motion by John Getter
Action: **ADJOURN** meeting at 10:20 p.m.
Motion **PASSED** (5-0) /Unanimous

10/10/10

VEHICLE SALES
(TITLE 30)

CIMARRON RD/SUNSET ROAD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0362-NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:

USE PERMIT to reduce the separation to a residential use.

DESIGN REVIEWS for the following: 1) vehicle sales facility; 2) vehicle maintenance facility; 3) vehicle wash facility; 4) alternative parking lot landscaping; and 5) finished grade on a portion of 8.6 acres in a C-2 (General Commercial) and an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way, 350 feet west of Warbonnet Way within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-012; 176-04-501-020 ptn

USE PERMIT:

1. a. Reduce the separation from a residential use for a vehicle maintenance facility to 71 feet where 200 feet is required per Table 30.44-1 (a 65% reduction).
- b. Reduce the separation from a residential use for a vehicle wash facility to 120 feet where 200 feet is required per Table 30.44-1 (a 40% reduction).

DESIGN REVIEWS:

1. Vehicle sales facility.
2. Vehicle maintenance facility.
3. Vehicle wash facility.
4. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
5. Increase finished grade to 54 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8056 Rafael Rivera Way
- Site Acreage: 16 (entire site)/2.4 (portion)
- Project Type: Vehicle sales, vehicle maintenance, and vehicle wash
- Building Height (feet): 40
- Square Feet: 59,306
- Parking Required/Provided: 145/502 (366 display vehicles)

Site Plans

The plans depict a proposed new 59,000 square foot auto dealership facility located on Rafael Rivera Way west of Warbonnet Way. The dealership will consist of vehicle sales and service, parts storage, and a carwash tunnel. The site will include 145 required parking spaces and 366 inventory and display spaces, for a total of 511 parking spaces on-site. There will be EV charging stations accessible for customer and service use on-site. There is an existing auto dealership located on the adjacent property east of this proposed project. Access is from Rafael Rivera Way. The current C-2 zoned parcel is where the dealership, vehicle maintenance, and vehicle wash are located in the north central portion of the parcel. The existing M-D zoned area of the northwest portion of the site is for vehicle display only.

Landscaping

The plans depict landscaping along Rafael Rivera Way at 15 feet in width behind an attached sidewalk. Landscaping is shown along the ingress/egress driveway along the sides with Palm trees and shrubs. Large trees are provided along the western property line per Figure 30.64-11. The applicant has provided a total of 85 large trees in excess of the required, per Code. Landscaping is also proposed along the east parcel lines that separate the 2 auto dealerships and along the perimeters of the back lot for display purposes.

Elevations

The plans depict a vehicle sales and maintenance facility with the elevations showing composite metal panels and roll-up doors consisting of decorative aluminum composite material, stucco, and aluminum framed glass storefronts. A 4 foot wrought iron fence is noted along Sunset Road and does not have ingress/egress access as shown on the plans.

Floor Plans

The plans depict offices, indoor vehicle display area, service reception, breakroom, restrooms, and the back area for vehicle maintenance.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a new 59,000 square foot auto dealership facility will be located on Rafael Rivera Way west of Warbonnet Way. The dealership will consist of vehicle sales and service, parts storage, and a carwash tunnel. The site will include 145 required parking spaces

and 366 inventory and display spaces, for a total of 511 parking spaces on-site. There will be EV charging stations accessible for customer and service use on-site.

In addition, a design review for increased grade is requested as the site will require more than 36 inches of fill. This is needed to ensure that the building is set high enough above the grade on Sunset Road and Rafael Rivera Way for positive drainage and provide adequate flood protection. As part of the design review, cross sections have been provided and the maximum fill is anticipated to be 4.46 feet (53.52 inches) which is an increase over the 36 inches of 1.46 feet (18.98 inches). Due to what may be unforeseen conditions, the applicants are requesting a maximum fill height of 5 feet (60 inches) which is an increase over the 36 inches of 2 feet. There is an existing auto dealership located on the adjacent property east of this proposed project (215 Desert Chrysler Dodge Ram). This proposed project (215 Desert Nissan) will be consistent and compatible with the character of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500191	Commercial subdivision	Approved by BCC	November 2022
WS-0069-16	Increased area for an animated sign	Approved by BCC	March 2016
WS-0856-15	Increased the height and size of 2 freestanding signs	Approved by BCC	February 2016
WS-0707-15	Comprehensive sign package for an approved vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	December 2015
UC-0144-15	Vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	April 2015
UC-0625-14	Vehicle sales and maintenance facility on the south half of the site and reduced the separation of a vehicle maintenance facility from a residential use	Approved by BCC	August 2014
NZC-0126-08	Reclassified the north half of the site from M-D to R-4 zoning - expired	Approved by BCC	September 2008
ZC-1116-05	Reclassified the south half of the site to C-2 zoning for a future commercial development	Approved by BCC	August 2005
ZC-1234-99	Reclassified the north half of the site to M-D zoning	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Business Employment	C-2	CC 215 & undeveloped
East	Business Employment	R-4 & C-2	Multiple family residential & vehicle sales

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The vehicle maintenance facility for the dealership will have an approximate 71 feet separation to the existing residential uses to the west. Likewise, the proposed separation for the vehicle wash facility is approximately 120 feet separated from the existing residential uses to the west. The proposed vehicle wash is for private use by the dealership and will not have stacking vehicles at the entrance. A separation to the residential uses to the south is not necessary due to the buffering from CC 215. A landscape buffer is provided along the western property line per Code that will help buffer any impacts. The existing zoning to the north and east is currently C-2 and M-D with an existing R-4 residential development to the east of the adjacent vehicle sales and maintenance facility. The proposed uses in part complies with Policy SV-1.5: Neighborhood services and employment options, whereby, this application promotes development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet the needs of the local community. Therefore, staff supports this request.

Design Reviews #1, #2, & #3

The design of the vehicle sales and maintenance facility has enhanced architecture including, but not limited to vertical elements, decorative fascias, or parapets. The design of the proposed facilities use enhanced architecture including, but not limited to vertical elements, decorative fascias, and parapet walls with materials that reduce the level of services to reduce water usage, low energy consumption, and reduction of waste. Staff can support these requests.

Design Review #4

Review of the landscape plans show large trees to be equitably distributed and dispersed throughout the perimeter of the development in lieu of parking lot landscape islands. The development requires 25 large trees within the interior and perimeter of the site, where 85 trees are provided; therefore, staff recommends approval.

Public Works - Development Review

Design Review #5

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Add an additional row of trees per Figure 30.64.12 along the west property line;
- 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

- Comply with approved drainage study PW22-20177;
- 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;
- Comply with approved traffic study PW23-12552;
- Full off-site improvements;
- Right-of-way dedication to include 11 feet for Rafael Rivera Way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0229-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN MAHONEY ARCHITECT

**CONTACT: JOHN MAHONEY ARCHITECT, 850 W. ELLIOT ROAD #108, TEMPE, AZ
85284**

DRAFT

09/05/23 PC AGENDA SHEET

RAINBOW AND OQUENDO
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500100-LV MANAGEMENT GROUP, L L C:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
163-35-101-012; 163-35-101-019

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Number of Lots/Units: 1
- Project Type: 1 lot commercial subdivision

The previously approved site plan associated with UC-23-0135 shows a shopping center with 4 buildings. The proposed tentative map will allow the applicant to create future lots as needed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0135	Convenience store, gas station and vehicle maintenance with waivers for reduced parking, modified driveways, and landscaping and design reviews for a shopping center and finished grade	Approved by BCC	June 2023
VS-23-0136	Vacated right-of-way and easements	Approved by BCC	June 2023
WS-21-0545	Shopping center with waivers for alternative parking (parking lifts) and site design	Approved by BCC	January 2022

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn	December 2020
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Electrical substation & cell tower site
South	Neighborhood Commercial	C-1	Office complex
East	Neighborhood Commercial & Corridor Mixed-Use	C-P & C-1	Office building & undeveloped
West	Corridor Mixed-Use	C-2 & C-1	Office/retail building & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard, and associated spandrels;
- Install a median island in the Oquendo Road driveway to prevent left turns out of the driveway;
- Install "No Left Turn" signage at the Oquendo Road driveway to prevent left turns out of the driveway.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV MANAGEMENT GROUP

**CONTACT: VTN-NEVADA, 2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

2



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500110</u>	DATE FILED: <u>8/7/23</u>
		PLANNER ASSIGNED: <u>HW</u>	TAB/CAC DATE: <u>9/12/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>10/4/23</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>Decatur Post, LLC</u>
	ADDRESS: <u>3 Mohansic Road</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Decatur Post, LLC</u>
	ADDRESS: <u>3 Mohansic Road</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Celeste</u>
	ADDRESS: <u>1980 Festival Plaza Dr. Ste 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u>
	E-MAIL: <u>apierce@konvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-36-801-008 & 014

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Post

TENTATIVE MAP NAME: Decatur Post Tentative Map

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

Jason Gerber
Property Owner (Signature)*

Jason Gerber
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK COUNTY

SUBSCRIBED AND SWORN BEFORE ME ON March 13, 2023 (DATE)

By Jason Gerber
NOTARY PUBLIC: Danina Walczak



*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.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

March 24, 2023

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

PLANNER
COPY

TM-23-500110

Re: ***Tentative Map Hold Letter – Decatur Post, LLC***
APN: 163-36-801-008 & 014

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is requesting to hold the tentative map application so that it can run concurrently with the companion applications associated with the proposed commercial project.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/amp

20687.1
3386323v1

09/05/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

UPDATE
SAHARA AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0296-WEST SAHARA PROMENADE CO, LLC:

HOLDOVER USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) hookah lounge within an existing shopping center on a portion of 8.0 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Cimarron Road within Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
163-09-510-004 ptn

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8125 W. Sahara Avenue
- Site Acreage: 8 (portion)
- Project Type: Supper club & hookah lounge
- Number of Stories: 1
- Square Feet: 5,488

Site Plans

The plans show a proposed supper club and hookah lounge within a lease area (Suite 300) located in the main shopping center building at 8125 West Sahara Avenue. The proposed supper club is over 230 feet from the nearest residential use; thus, meeting the separation distance of 200 feet required by Code. Access to the site is from both Sahara Avenue and Cimarron Road. The proposed use does not require any additional parking.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story shopping center constructed of stucco finish, aluminum storefront systems, metal trellises, and tile roofing.

Floor Plans

The plans depict a restaurant with on-premises consumption of alcohol with bar, eating area, utility room, kitchen, DJ booth, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed use will be a restaurant with on-premises consumption of alcohol and hookah lounge. All patrons will be 21 to enter the premises and will include security measures as outlined by the applicant in their letter. The restaurant will offer a full-service bar with waitresses and once the patrons select items from the food menu, they will then be offered a drink and beverage menu.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0823	Hookah lounge in conjunction with a supper club within an existing shopping center	Approved by PC	December 2019
UC-0100-17	On-premises consumption of alcohol (supper club) within Suite 110	Approved by PC	April 2017
UC-0080-17	Dry cleaner	Approved by PC	March 2017
UC-0587-16	On-premises consumption of alcohol (supper club) within Suite 300 (subject site)	Approved by PC	October 2016
UC-0487-11	Recreational facility (laser tag) and arcade	Approved by PC	December 2011
UC-1048-06	On-premises consumption of alcohol (supper club) within Suite 300 – expired	Approved by PC	September 2006
VC-2004-98	On-premises consumption of alcohol (supper club) within Suite 110 – expired	Approved by PC	January 1999
ZC-1898-96	Reclassified 10 acres from R-E to C-1 zoning for a shopping center	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Commercial uses
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-1 & R-E (RNP-1)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Neighborhood	C-1 & C-2	Restaurant & mini-warehouse facility
West	Commercial Neighborhood	C-1	Commercial & office uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

The sale of alcoholic beverages in conjunction with meals is common place within the restaurant industry. Furthermore, a similar use was previously approved in the same tenant suite. The use is compatible and appropriate with the existing and adjacent commercial uses and will not have an adverse or negative impact on the surrounding area or shopping center, and is separated by more than 200 feet from the residential uses to the south. Additionally, there is no direct access between the adjacent residential use and the shopping center; therefore, staff can support this request.

Use permit #2

Staff finds that the proposed request is consistent and compatible with the approved and existing uses within the shopping center and the surrounding area. The proposed use for a hookah lounge should not result in an adverse effect on adjacent properties as the use primarily faces north and west within the shopping center and is buffered by a portion of the commercial building and a street from the residential properties to the south. Also, a similar request was previously approved within the same shopping center; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; if indoor entertainment can be heard outside, a special use permit for live entertainment shall be required; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel

TAB/CAC:

APPROVALS:

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: August 15, 2023 – HELD – To 09/05/23 – per the Planning Commission.

APPLICANT: VERIFIED LAS VEGAS

CONTACT: VERIFIED LAS VEGAS, 8125 W. SAHARA AVE. #300, LAS VEGAS, NV 89117

09/05/23 PC AGENDA SHEET

UPDATE
RENO AVE/FORT APACHE RD

SERVICE BAR
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0341-APACHE 3 LLC:

HOLDOVER USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a shopping center on a portion of 4.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:
163-30-601-010 ptn

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 5135 S. Fort Apache Road, Suite 125
- Site Acreage: 4.1 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Square Feet: 1,200
- Parking Required/Provided: 170/175

Site Plan

The existing shopping center is located south of Reno Avenue and west of Fort Apache Road. Access to the shopping center is located via commercial driveways along the north property line (Reno Avenue) and the east property line (Fort Apache Road). The parcel was reclassified from R-E to C-2 zoning on the north half of the parcel and to C-1 zoning on the south half of the site via ZC-1287-01. Buildings A and B are 2 in-line retail buildings along the west property line that are oriented north to south, with the front of the buildings facing east toward Fort Apache Road. In addition, the northeast and southeast corners of the shopping center have identical designed retail buildings (Buildings C and D). There is an existing drive aisle and landscape strip along the west property line in between the existing residences to the west and Buildings A and B.

The applicant is requesting a service bar within an existing lease space on the southern portion of Building A (to the south of the site), which is classified as C-1 zoning. The proposed use is an addition to an existing restaurant, which has a capacity for 43 seats. The hours of operation are daily from 11:00 a.m. to 3:30 p.m. and 4:30 p.m. to 9:30 p.m. No outside dining is proposed with this application.

The applicant has applied for the service bar license with Clark County Business License; however, that application is pending land use approval.

Landscaping

Landscaping is located throughout the site and changes to the landscaping are neither required nor a part of this request

Elevations

The submitted photos depict stucco exterior walls, stone veneer, columns, and black aluminum storefront and window systems.

Floor Plan

The floor plan depicts a service bar in conjunction with an existing restaurant with an overall area of 1,200 square feet. The applicant is not proposing any separate bar area for this suite.

Signage

Signage is not a part of this request.

Applicant's Justification

A use permit is required for a service bar in this zoning district. The applicant wishes to provide full service to their existing casual dining restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0539	Supper club and hookah lounge	Approved by PC	November 2021
UC-21-0151	Reduced separation for outside dining for northernmost portion of Building B	Approved by PC	May 2018
UC-0320-16	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (C-1 zoned portion of the site)	Approved by PC	June 2016
UC-0378-12	Allowed on-premises consumption of alcohol (supper club) with a waiver to reduce the separation from on-premises consumption of alcohol (supper club) to a residential use (C-1 zoned portion of the site) - expired	Approved by PC	September 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0485-11	Reduced the separation from on-premises consumption of alcohol (supper club) to a residential use, and reduced separation from outside dining to a residential use (C-2 zoned portion of the site) - expired	Approved by PC	December 2011
UC-0107-09	Allowed on-premises consumption of alcohol (service bar) and reduced the separation of an outdoor dining area from a residential use (C-1 zoned portion of the site)	Approved by PC	March 2009
UC-0203-08	Reduced the separation between a convenience store and a residential use (C-2 portion of the site)	Approved by PC	April 2008
VS-1098-06	Vacated and abandoned government patent easements - recorded	Approved by PC	September 2006
DR-0548-06	Design review for an office and retail center, with a waiver of conditions of a zone change (ZC-1287-01) requiring right-of-way dedication to include 25.5 feet for Ali Baba Lane	Approved by BCC	May 2006
ZC-1287-01 (ET-0304-04)	First extension of time of a zone change from R-E to C-2 zoning for a proposed shopping center	Approved by BCC	November 2004
TM-0089-03	1 lot commercial subdivision	Approved by PC	April 2003
VS-0285-03	Vacated government patent easements - expired	Approved by PC	April 2003
ZC-1287-01	Reclassified the site from R-E to C-2 zoning for the northern portion of the site, and C-1 zoning for the southern half of site for a proposed shopping center	Approved by BCC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & R-5	Commercial development & multiple family residential
South	Corridor Mixed-Use	U-V	Mixed-use project
East	Corridor Mixed-Use	C-2	Commercial shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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

Comprehensive 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 to residential development to the west of the existing shopping center. Other suites in the same project site already have on-premises consumption of alcohol and the addition of a service bar to this suite is compatible to the existing building and the overall shopping center; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS: 2 cards, 1 letter

PROTESTS:

PLANNING COMMISSION ACTION: Augusts 15, 2023 – HELD – To 09/05/23 – per the Planning Commission.

APPLICANT: TNG LLC

CONTACT: TNG LLC, 5135 S. FORT APACHE RD #125, LAS VEGAS, NV 89148

DRAFT

09/05/23 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

SPRING MOUNTAIN RD/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0423-JMLAS RESTAURANT INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking, and 2) sidewalk width.

DESIGN REVIEW for an addition to proposed restaurant on 0.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/r/syp (For possible action)

RELATED INFORMATION:

APN:
163-13-201-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking for a restaurant to 17 spaces where 26 spaces are required per Table 30.60-1 (a 35% reduction).
2. Reduce width of a portion of the sidewalk between the building and parking aisle to 4.3 feet where 5 feet is required per Section 30.60.050 (a 14% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3560 S. Jones Boulevard
- Site Acreage: 0.3
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 2,569
- Parking Required/Provided: 26/17

Site Plan

The site plan shows an existing parking lot and a 2,374 square foot building. The intent is to construct a 195 square foot addition to the southeastern corner of the building which will increase its size to 2,569 square feet. A total of 17 parking spaces and 1 loading space are depicted on the plan. Typical spaces are 9 feet by 20 feet with a bumper to prevent encroachment onto the sidewalk. A 5 foot 6 inch wide sidewalk provides a pathway between the public sidewalk, the ADA parking space, and the main entrance. The sidewalk on the east side of the building at the rear entrance is 4 feet 5 inches in width. There is an existing monopole for a communication facility near the northeast corner of the property.

Landscaping

The submitted plans indicate the existing landscaping will remain on site. However, some of the existing palm trees are proposed to be removed and new landscaping, including three 24 inch box Mexican Palo Verde trees, and several Red Yucca will be added along the front of the building.

Elevations

Submitted elevation plans show an existing building with a mixture of block and stucco for the exterior building materials. The intent is to add a 195 square foot addition and remodel the exterior of the building which will increase the building to an overall height of 18 feet. New storefront windows and a new building entrance are proposed on the south building elevation.

Floor Plans

Floor plans show an existing building area of 2,374 square feet with a proposed addition of 195 feet, primarily for a new soup kitchen. The customer seating area will be 627 square feet, the main kitchen is 408 square feet, and the scullery area will be 198 square feet. The plans also show 2 unisex bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant intends to use the property for a small restaurant. The design review is for a small addition for a soup kitchen with exterior changes to the building. The applicant states that a concrete foundation is already existing with walls and a door to be added. The applicant is requesting a waiver of parking requirements and states that most of their customers take food to go during the day. Finally, a waiver for sidewalk width is requested at the rear of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-01-900651	10 foot extension to existing monopole for communication facility	Approved by ZA	August 2001
VS-97-2177	Vacated patent easements	Approved by BCC	February 1998

Prior Land Use Requests

Application Number	Request	Action	Date
UC-97-1975	65 foot monopole for communication facility	Approved by PC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Vehicle maintenance business
South & East	Neighborhood Commercial	C-1	Bank
West	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Bank & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Currently the site has 17 parking spaces with a 2,374 square foot building. A restaurant not located in a shopping center requires 10 spaces per 1,000 square feet. At least 24 spaces are required; therefore, the site is currently under parked by 7 spaces. A 195 square foot addition will increase the parking requirement by 2 for a total of 26 spaces. While staff may be able to support a waiver to reduce parking from 24 spaces to 17 spaces for the existing building, adding square footage to the restaurant building will increase the nonconformity of the parking lot. This is a self-imposed hardship by the applicant; therefore, staff cannot support this request.

Waiver of Development Standards #2

This request is to reduce the width of a portion of the sidewalk along the rear of the building from 5 feet to 4 feet 5 inches between the building and parking aisle. The minimum width required for the adjacent drive aisle is 24 feet. Based on the site plan that was submitted it appears that there is room to increase the width of the sidewalk by 7 inches and meet the minimum drive aisle width. There does not appear to be a compelling need for the waiver based on the submitted plans; therefore, staff cannot support this request.

Design Review

A restaurant use is generally compatible with the underlying designation of Neighborhood Commercial as shown on the Master Plan. The building design, exterior building materials, façade treatments, and mechanical screening meet County standards. New parking lot landscaping is not required for an existing parking lot. However, the applicant is proposing to remove some existing Palm trees along the front of the property and replace them with three large Palo Verde trees which will provide improved shade conditions. The proposed landscaping may reduce the heat island effect and improve the aesthetics of the project site and the surrounding area. However, because staff is not supporting the waivers, it cannot recommend approval of the design review.

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:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOMMY YI
CONTACT: TOMMY YI, VEGASZONE CONSTRUCTION INC, 329 CAVALLA,
HENDERSON, NV 89074

DRAFT

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09/19/23 PC AGENDA SHEET

PHARMACY/MEDICAL OFFICE
(TITLE 30)

RAINBOW BLVD/LAREDO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0469-RAINBOW 2625, LLC:

USE PERMIT to allow a pharmacy in conjunction with an existing office complex on a portion of 1.8 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Laredo Street within Spring Valley. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-508-001; 163-10-508-002 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 S. Rainbow Boulevard, Suite B106
- Site Acreage: 1.8 (portion)
- Project Type: Pharmacy with medical office
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 2,845
- Parking Required/Provided: 81/81

Site Plan

The site plan depicts an existing office complex at the southwest corner of Rainbow Boulevard and Laredo Street. The site in total is 1.8 acres and contains two, 12,500 square foot office buildings with 1 building occupying the eastern portion of both the northern and southern parcels of the complex. The subject suite for the pharmacy is shown to be in the southern half of the northern office building. The plans show that parking is primarily provided on the western half of the site with 81 spaces provided and 81 spaces required per the shared parking schedule (Table 30.60-3) due the mix of office, training facility, and place of worship uses. Access to the site is provided by 2 commercial driveways spaced 40 feet apart that connect with Laredo Street.

Landscaping

No changes to the existing landscaping are proposed. The existing street landscaping consists of 5 foot attached sidewalks with 20 foot landscape strips behind the sidewalks along both Rainbow Boulevard and Laredo Street. These landscape strips contain mostly medium to small sized shrubs with a large tree located at the street corner. No parking lot landscaping is provided except for a terminating island at the southern end of the central parking row. No plants appear to be provided within the island.

Elevations

No changes are proposed to the exterior of the subject building. Both existing office buildings are rectangular in shape and are primarily composed of white painted stucco exteriors with slate gray accents along the base of the building and through the full height of the building. The plans show that the existing buildings are 17 feet in height. Access to the building is through a landscaped central courtyard with each side of the courtyard containing several commercial window and door systems. A glass block window is provided along the eastern façade of the building.

Floor Plan

The floor plan indicates that a portion of Suite B106 will be used, and the pharmacy will be approximately 2,845 square feet in area. The pharmacy space will share the overall suite with a place of worship. The pharmacy space will include a reception area and a pick-up area/counter along with several storage rooms used for the storage of drugs and prescriptions. The pharmacy will also contain "infusion rooms," where medical providers will administer prepared infusion treatments that are prepared on-site. Beyond these rooms, employee break rooms and a kitchen are provided along with support rooms (water heater, IT) and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they intend to use the site as an infusion/specialty pharmacy with the intent to fulfill the need for such services within the Las Vegas community. They indicate that the location of the proposed pharmacy is appropriate given its access to Rainbow Boulevard and Sahara Avenue, as well as nearby public transportation options. The applicant also states that the site contains sufficient parking and there are no proposed changes to landscaping, parking areas, or exterior structures.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0200-15	Minor training facility (job skills) in an existing office complex	Approved by PC	May 2015
UC-1290-94	Physical therapy office within an existing office complex	Approved by PC	September 1994

Prior Land Use Requests

Application Number	Request	Action	Date
AC-170-88	Construct single story office complex with future development	Approved by PC	September 1988
ZC-261-87	Reclassified the site from R-E to C-P zoning for a 2 story office complex	Approved by BCC	November 1987
ZC-164-85	Reclassified the site from R-E to C-P zoning for an 18,900 square foot office complex	Denied by BCC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping Center
East, South, & West	Neighborhood Commercial	C-P	Office/Retail Complexes

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The location of the proposed pharmacy is within an existing office complex that already contains several medical offices, which would have similar or less traffic than a specialty pharmacy. In addition, there are also more intense uses already approved and operating within the office complex, such as a place of worship and a major training facility. The surrounding properties are mainly large retail centers and similar office complexes. The pharmacy would have indirect access to major streets, such as Rainbow Boulevard and Sahara Avenue, along with major public transportation lines. Parking appears to be able to accommodate the uses on-site when timing of the uses are considered. As a result, staff finds that the proposed pharmacy would be compatible with the uses on-site and in the surrounding area, and that the subject complex should be able to handle the addition of the pharmacy. In addition, the approval of this proposed pharmacy would support Policies 5.1.5 and 5.5.3 of the Master Plan, which encourage the use of vacant spaces within existing commercial/office complexes and the support of small and local businesses. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RITESH PATEL

CONTACT: RITESH PATEL, 474 VENTICELLO DR, LAS VEGAS, NV 89138



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

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Application Number: UC-23-0469

Property Owner or Subdivision Name: Rainbow 2625, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

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

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

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 8/29/23 Spring Valley TAB & 9/19/23 PC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Add parcel 163-10-508-001
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Application is in a complex

Change initiated by: hw Date: 8/7/23

Change authorized by: MND Date: 8/7/23

Change processed by: ds Date: 8/7/23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-10-508-001 & -002

Town Board(s): Spring Valley



LAND USE APPLICATION

PLANNER COPY

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 (ZC) <input checked="" 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 type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0469</u> DATE FILED: <u>7/24/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: <u>9/19/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1875</u>
	PROPERTY OWNER NAME: <u>Rainbow 2625, LLC</u> ADDRESS: <u>3993 Howard Hughes Pkwy # 140</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: <u>702-384-5563</u> E-MAIL: <u>puoy@brownlewis.com</u>
	APPLICANT NAME: <u>Ritesh Patel</u> ADDRESS: <u>474 Venticello dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: <u>702-335-1846</u> E-MAIL: <u>ritesh2961@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Puonyarat Premsrirut</u> ADDRESS: <u>520 South 4th St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____ CELL: <u>702-384-5563</u> E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-10-508-001

PROPERTY ADDRESS and/or CROSS STREETS: 2625 s Rainbow blvd, Suit B106, Las Vegas, NV 89146

PROJECT DESCRIPTION: PHARMACY

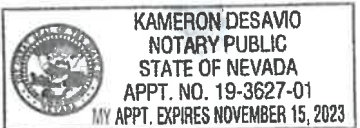
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] Property Owner (Print) Puonyarat Premsrirut

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 15, 2023 (DATE)

By Puonyarat Premsrirut
NOTARY PUBLIC: [Signature]



*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.

JUSTIFICATION LETTER

My name is Ritesh Patel owner of the Vital Care of Summerlin pharmacy. I am requesting Zoning department a special use permit for Vital Care of Summerlin, Vital Care is Franchise that offers training, support, and help operating Specialty Infusion Pharmacies.

Las Vegas has experienced significant population growth over the years, creating a need for expanded healthcare services, including pharmacies. With more residents and visitors, there is a higher demand for pharmaceutical services, medications, and health products. Opening a pharmacy in Las Vegas allows us to cater to these demands.

By establishing a pharmacy on 2625 s. Rainbow Boulevard, we provide convenient access to vital medication and healthcare products for the local community as well as visitors in need of pharmaceutical services.

Our goal is to contribute to the overall health and well-being of the Las Vegas community. By opening a pharmacy we can provide valuable resources to educate the community about the medications, health conditions, and general wellness, there by promoting better health outcomes.

There are plenty of parking spaces available and very convenient access from the main street. Rainbow Boulevard is a busy street and have access to public transportation which makes convenience for the patients.

There are no proposed changes to site landscaping, parking or structures.

Sincerely,

Ritesh Patel

Vital Care of Summerlin

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09/19/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JERRY TARKANIAN WAY/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0373-QMC HACIENDA HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jerry Tarkanian Way and Fort Apache Road and between Hacienda Avenue and Diablo Drive and a portion of right-of-way being Jerry Tarkanian Way located between Hacienda Avenue and Diablo Drive within Spring Valley (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013, 163-29-301-014 & 163-29-315-019

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the west, south, and east property lines of APN 163-29-301-014. In addition, a 5 foot wide and a 10 foot wide utility and drainage easements are located on the north and east property lines. A vacation and abandonment of a 30 foot wide drainage easement along the east property line of APN 163-29-301-013 is also a part of the request. A 5 foot wide vacation and abandonment of Jerry Tarkanian Way, located on the east property line of both parcels, is the portion of the request to vacate right-of-way. The patent easements and right-of-way are no longer needed for roadway access, utility installation, or for drainage purposes, and the vacation is necessary to develop a multiple family development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0090	Reclassified 10.3 acres from R-E and R-2 to R-5 zoning; with a design review and waivers for a multiple family residential development in the CMA Design Overlay District	Approved by PC	June 2022
ET-20-400154 (NZC-0052-17)	First extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	February 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0301	Reclassified the western portion to C-P zoning, with a design review for an office complex on the entire site	Withdrawn by BCC	August 2020
VS-20-0302	Vacated and abandoned easements	Withdrawn by BCC	August 2020
TM-20-500100	1 lot commercial subdivision	Withdrawn	August 2020
ET-20-400043 (NZC-0052-17)	First extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZC-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex in the CMA Design and MUD-3 Overlay Districts; proposed office and retail complex - expired	Approved by BCC	April 2017
VS-0056-16	Vacated a drainage easement	Approved by PC	March 2016
VS-0239-16	Vacated a drainage easement	Approved by PC	June 2016
VS-0238-16	Vacated a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres from R-E to R-2 zoning in the CMA Design and MUD-3 Overlay Districts for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	R-4 & R-E	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-E	Offices building & undeveloped
East	Business Employment	C-2	CC 215 & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUARTERRA

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

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09/19/23 PC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:

WAIVER OF CONDITIONS of a waiver of development standards requiring revised building elevation to include varied elevation, roof forms, and surface planes with a desert earth tone color scheme.

Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-501-004

LAND USE PLAN:

SPRING VALLEY NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8007 W. Sahara Avenue
- Site Acreage: 4.0
- Number of Lots/Units: 174
- Density (du/ac): 38.7
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 44
- Open Space Required/Provided: 17,400/40,873
- Parking Required/Provided: 174/180

Plan, History, & Request

The approved site plan depicts a proposed senior housing building located near the center of the site. Setbacks are approximately 70 feet to the north property line along Sahara Avenue, 55 feet to the east property line, 78 feet to the south property line along Laredo Street, and 53 feet to the west property line. Vehicular access is provided from a single driveway on the east side of the

site to the Meyers Court cul-de-sac. Waivers of development standards were approved to reduce the throat depth to 16 feet and to reduce the departure distance for the driveway from Sahara Avenue to 162 feet. A drive aisle circles the building and provides access to parking spaces located around the perimeter of the site. Trash enclosures are located on the east and west sides of the site, set back 5 feet from the respective property lines. A condition of approved requires the trash enclosures to be located over 300 feet from the south property line. Pedestrian paths connect the site to Sahara Avenue to the north, to Meyers Court to the east, and to Laredo Street to the south.

The elevations depict a 3 story building that transitions to a 2 story building along the southern property line, which provides a transition to the abutting single family houses. Revised plans to meet the condition of approval requiring varied building elevations, roof forms, and surface planes with a desert earth tone color scheme were submitted and approved. Exterior materials include painted stucco with various shades of gray. Stone veneer and a tube steel canopy are located around the main entryway. No other architectural features are provided on the building.

The applicant is requesting to change the color scheme to gray tones.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0020:

Current Planning

- Resolution of Intent to complete in 3 years;
- Revise building elevations to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme;
- No vehicular access on Laredo Street;
- 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street;
- Applicant to construct an 8 foot high block wall on Laredo Street;
- The trash enclosure on the east property line shall not be located within 300 feet of the south property line;
- The trash enclosure on the west property line shall not be located within 325 feet of the south property line;
- Building elevation height for the 3 story building to be a maximum of 37 feet 6 inches except for a portion of the northeast front elevation which will be 39 feet;
- Building elevation height for the 2 story building to be a maximum of 26 feet 6 inches;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Right-of-way dedication to include 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Building Department - Fire Prevention

- 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 (trash enclosure doors impede on minimum width).

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 #0356-2020 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 applicant is requesting to waive the requirement of a desert earth tone color scheme. The drawings that were previously approved included a neutral color scheme. The applicant is requesting to change the color scheme to gray tones. The applicant states that gray tones will suit the neighborhood, while utilizing the most current colors in design trends.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0579	Reduced landscaping and waived the design review for the modifications to a previously approved senior housing facility; and finished grade	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0020	Reclassified the site from C-1 to R-4 zoning with a use permit for senior housing and project of regional significance a waiver to increase building height, increase wall height, reduce landscaping, non-standard improvements in the right-of-way, and alternative driveway geometrics	Approved by BCC	April 2021
VS-21-0027	Vacated and abandoned easements of interest to Clark County	Approved by BCC	April 2021
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Neighborhood Commercial	C-P & C-1	Office & retail complex
West	Neighborhood Commercial	C-1 & C-2	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 states a condition may be waived (or modified) upon the finding that the condition will no longer fulfill its intended purpose. The applicant is requesting to change the color scheme to gray tones, which will be consistent and have no impact with surrounding development; therefore, staff can support this waiver of conditions.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP

CONTACT: GEORGE GEKAKIS, INC., 2655 S. RAINBOW BLVD., SUITE 401, LAS VEGAS, NV 89146

DRAFT

09/20/23 BCC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0467-NP DURANGO, LLC:

USE PERMIT to allow a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) allow alternative landscaping and attached sidewalk; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade on 8.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Maule Avenue, 1,525 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-701-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 61 feet where a maximum of 50 feet is permitted per Table 30.40-3 (an 22% increase).
2. Increase block wall height to a maximum of 16 feet (up to 10 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 78% increase).
3. Allow alternative landscaping and attached sidewalk along a street (Maule Avenue) where detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
4.
 - a. Reduce the driveway throat depth to a minimum of 119 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 21% reduction).
 - b. Allow an access driveway at a width of 55 feet where 50 feet is the maximum per Chapter 30.52 (a 10% increase).

DESIGN REVIEWS:

1. A proposed multiple family residential development.
2. Increase the finished grade for a multiple family residential development to 150 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 317% increase).

LAND USE PLAN:

SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Number of Units: 403
- Density (du/ac): 50
- Project Type: Multiple family residential development
- Number of Storics: 4
- Building Height (feet): Up to 61
- Open Space Required/Provided: 40,300/114,305
- Parking Required/Provided: 661/684

Site Plans

The plans depict a gated 403 unit, multiple family complex, consisting of a single building that will wrap around a 4.5 level parking garage with 684 parking spaces. The property sits north of Maule Avenue and west of the Durango Stations site. The site is 8.1 acres with a density of 50 dwelling units per acre. The complex will provide 1 and 2 bedroom units. The footprint of the building also provides courtyards and a larger pool courtyard near the southeast portion of the building. Open space consists of active and passive open space areas which include a swimming pool, sauna, cabanas, BBQ area, and a clubhouse. The setbacks of the perimeter buildings are as follows: 30 feet to the south property line (Maule Avenue); 17 feet to the north property line; 14 feet to the east property line; and 140 feet to the west property line. There will be 1 access point to the development from Maule Avenue to the south. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. The plans also depict that the finished grade of the site will be increased up to 12.5 feet and is necessary to fill ravines within the site.

Landscaping

The plans depict 28 feet of landscaping behind a proposed attached sidewalk along Maule Avenue. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west and north property lines. Along the east property line, the plans depict 14 to 39 feet of landscaping. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include recreational open space areas with a swimming pool and deck area located near the southeast portion of the building. The amount of passive and active open space is depicted at 114,305 square feet where 40,300 square feet is required.

Elevations

The plans depict a multiple family development that will have unified and consistent modern architecture. The building will range in height from 46 feet to 61 feet at its highest point. The proposed building materials include stucco concrete panel walls, fiber cement siding with multiple surface plane variations consisting of walls that are off-set with varying color schemes.

Floor Plans

The plans show a mix of studio, 1, and 2 bedroom units consisting of 250 studio and 1 bedroom units, and 153, two bedroom units. The residential units are between 624 square feet and 1,076 square feet in area. Internal to the building the clubhouse area consists of a leasing office, conference rooms, offices, business center, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is appropriate for the area. The property is north of existing multiple family developments and west of Durango Stations. Multiple family housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic since most of the units are 1 bedroom. Furthermore, the applicant states the proposed height is considerably less than the 216 foot tall Durango Station tower immediately to the east of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1282-06	Reclassified the site and the surrounding area to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Limited Resort	H-1	Undeveloped
South	Mid-Intensity Neighborhood (up to 8 du/ac); Entertainment Mixed-Use	R-3 & H-1	Compact single family residential & apartments
East	Limited Resort	H-1	Durango Stations
West	Compact Neighborhood (up to 18 du/ac)	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

Comprehensive Planning

Use Permit

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

Multiple family residential developments and commercial developments require the approval of a use permit in the H-1 zoning district to demonstrate the development is appropriate for the given location. The proposed multiple family development is located next to a casino site and existing multiple family to the south. The development complies with County goals and policies that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with policies that encourages a concentration of higher density housing in areas with access to existing or planned high frequency transit, major employment centers, existing infrastructure, and other services; therefore, staff recommends approval use permit 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.

Waivers of Development Standards #1 & #2

Staff can support the increase in building and wall height. The building height plate is less than 43 feet, and no residential units are above this height. The building will range in height from 46 feet to 61 feet at its highest point with most of the roof parapet at 46 feet high. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver. As for the wall height, staff finds the increased height of the retaining wall is necessary to provide positive drainage for the proposed development. There are existing improvements at the site's south property line adjacent to the Maule Avenue and east property line adjacent to Durango Station where the grade differential is the greatest. Therefore, it is necessary to raise the site, resulting in the increased retaining wall height. Furthermore, the retaining wall along the west property line adjacent to the residential development will not exceed 3 feet retaining.

Waiver of Development Standards #3

Detached sidewalks are a required standard with current Code to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day. The applicant indicates during the approval of Durango Stations entitlements, Durango Station showed the installation of attached sidewalks along Maule Avenue. However, the casino site is under an older locked in code (Title 29) which doesn't require developments to provide detached sidewalks; therefore, staff cannot support this portion of the waiver request.

Design Review #1

The proposed multiple family development has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. The project provides several amenities including open space courtyards, a swimming pool, and fitness center.

Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights.

Public Works - Development Review

Waiver of Development Standards #4a

Although the throat depth does not comply with the minimum standard, the applicant has placed the call box and gates farther into the site which will provide more room for vehicles to exit the right-of-way reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #4b

Staff has no objection to the increased driveway width since it is required for emergency access.

Design Review #2

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

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, and #4, and design reviews; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Coordinate with Public Works - Development Review to pay a cost contribution for pedestrian flashers;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/ Badura Avenue improvement project.
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

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 #0266-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: OVATION DESIGN AND DEVELOPMENT

CONTACT: OVATION DESIGN, OVATION DESIGN AND DEVELOPMENT, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0467</u> DATE FILED: <u>7-24-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8-29-23</u> PC MEETING DATE: <u>-</u> H-1 BCC MEETING DATE: <u>9-20-23</u> Limited Resort (Rhodes) FEE: <u>\$1875.00</u> JJ
	PROPERTY OWNER NAME: <u>Wigwam-Parvin Limited Partnership</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>cell 702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u>
	APPLICANT NAME: <u>Ovation Design and Development -- Jan Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>
CORRESPONDENT NAME: <u>Ovation Design and Development -- Jan Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-05-601-036 (part of) -- approx. 8.07 acres → 176 05 701 034
 PROPERTY ADDRESS and/or CROSS STREETS: S. Durango Drive and W. Maule Avenue
 PROJECT DESCRIPTION: Multifamily Apartments -- 404 d/u

(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.

Reinier Santana
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 23, 2023 (DATE)

By Reinier Santana
 NOTARY PUBLIC: Lisa Alexander



*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.

LAS VEGAS OFFICE
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June 16, 2023

VIA EMAIL

UC-23-0467

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: *Justification Letter - Ovation Contracting, Inc.
Design Reviews for (1) Multi-Family Development and (2) Increase Grade; Special Use Permit to Allow a Multi-Family Development in an H-1 Zoned District; and Waiver of Development Standards to (1) Increase Building Height, (2) Increase Wall Height, (3) Allow Attached Sidewalks, (4) Reduce Throat Depth, and (5) Increase Driveway Width
Portion of APN: 176-05-701-034***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the "Applicant") in the above-referenced matter. The proposed project is located between Maule Avenue to the south, the 215 front road (Roy Horn Way) to the north, and west of Durango Drive and adjacent to the west of the developing Durango Station. The property is more particularly described APN: 176-05-701-034 (the "Site"). The Site is located within and subject to a certain Development Agreement between Clark County and Rhodes Ranch General Partnership for Rhodes Ranch Master Planned Community (the "Development Agreement"). Specifically, Section 3.03(c) of the Development Agreement permits the development of a hotel/casino and an additional 1,000 allowed residential units. The Applicant is requesting, in accordance with the Development Agreement, a design review for a multi-family development.

Design Review and Special Use Permit to Allow a Multi-Family Development

A multi-family project is an appropriate use in an H-1 zoned district subject to special use permit approval and conformance to R-5¹ development standards. The Applicant is seeking develop a 404-unit multi-family development on the Site. The proposed 403-unit multi-family development along with proposed approximate +/-400-units to be developed directly north of the Site is well below the maximum 1,000-residential units allowed. The proposed density is approximately 50 dwelling units per acre in accordance with the allowed density under the R-5 development standards and the permitted density under the development agreement. Additionally, the design review for a multi-family development meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

¹ Pursuant to Section 3.09(c) of the Development Agreement, the Applicant is opting in to Title 30 and the use of the R-5 development standards for a multi-family development in an H-1 zoned district.

- Policy 1.1.1 encourages a diverse housing type at varied densities and locations. Here, the proposed multi-family development will provide for an ideal transition of housing type between a resort/hotel and single-family residential uses.
- Policy 1.1.2 encourages a concentrate of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is adjacent to the developing Durango Station and near the new commercial mixed-use development UnCommons as well as a plethora of nearby commercial and light industrial developments. Likewise, the Site is near Durango Drive and the 215 – both major high-frequency transit corridor.
- Policy 1.4.5 standardizes requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing residential neighborhood. Here, the proposed multi-family development provides for the ideal transition from a resort/hotel to the existing residential development. Additionally, the buildings comply with the 3:1 setback ratio to the residential development to the west.

As previously indicated, the Applicant is proposing a 403 unit multifamily development. The Applicant is proposing to build a four story building at a height of approximately 60 feet and three inches. The building will wrap around a 4.5 level parking garage with 478 parking spaces. The proposed height is well within the 100 foot limitations in the H-1 zoned district. Additionally, the proposed height of 60 feet and three inches is considerably less than the 216 foot tall Durango Station tower immediately to the east of the Site. The bedroom mix is as follows: 250 studio and one-bedroom units and 153 two bedroom units. Main access to the Site is from Maule Avenue. The main entrance will have a turnabout to allow for easy vehicular flow entering the Site to mitigate any stacking in the Maule Avenue right-of-way. The Applicant is proposing internal drive aisles that circulate around the Site. The Applicant is proposing a secondary exist only to Maule Avenue west of the main entrance to the Site. The Site complies with parking by providing 684 parking spaces where 661 parking spaces are required. The development will provide at a minimum the following amenities:

- Picnic and BBQ areas
- Pool/cabana/recreational deck area
- Outdoor kitchen area
- Business Center
- Clubhouse featuring full cardio and strength training facility

Design Review to Increase Grade

The Applicant is requesting a design review to increase the finished grade over 36 inches as allowed in Title 30.32.040(a)(9)(b). The Site has an approximately 19 feet of fall across it. In order to fill the existing natural drainage channels and provide the required slopes away from the building for flood protection, fill as deep as 12.5 feet is required.

Waiver of Development Standards

- **Increase Building Height**

Generally, an H-1 zoning district permits a height of up to 100 feet. However, since the Applicant is proposing a multi-family use on the Site, residential uses in an H-1 zoned district are subject to conformance with the R-5 zoning district. The maximum allowed height in an R-5 zoning district is 50 feet. Therefore, the Applicant is requesting to increase the building height up to 61 feet. The increase in height is appropriate for the following reasons:

- H-1 zoning districts permit heights of up to 100 feet
- Immediately to the east is the 216 foot tall Durango Station tower
- The Site is near 215, an intense corridor

As such, the increase in height is compatible with the surrounding area

- **Increase Wall Height**

The Applicant is requesting to increase the retaining wall height to between eight feet and 10 feet where three feet is allowed. The increased retaining wall height occurs primarily on the Site's north property line and east property line adjacent to Durango Station where the grade differential is the greatest. Fortunately, the retaining wall along the west property line adjacent to the residential development will not exceed three feet.

- **Attached Sidewalks**

The Applicant is requesting to provide attached sidewalks where detached sidewalks are required. During the approval of the Durango Station entitlements, Durango Station showed the installation of attached sidewalks along Maule Avenue. In addition to the entitlements, the Durango Station's civil improvements plans have been approved with the attached sidewalk along Maule Avenue adjacent to the Site. As such, the Applicant is requesting the waiver to provide attached sidewalks since the prior entitlements show attached sidewalks and the civil improvement plans have been approved showing the same.



- **Reduce Throat Depth**

While the Applicant is requesting to reduce the throat depth from 150-feet to 119-feet, the entry way is a roundabout allowing vehicular traffic to continue flow around and to the exit. Therefore, the design of the roundabout helps mitigate that stacking of vehicles in the right-of-way.

- **Increase Driveway Width**

The Applicant is requesting to increase the driveway width from 50-feet to 55-feet. The increased width will allow for a 24-foot fire lane (the fire lane is measure to face of curb which is 1.5-feet from the lip of the gutter) in each direction and a 10-foot median island.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "JLazovich". The signature is written in a cursive, flowing style.

Jennifer Lazovich

JJL/jmd

10

09/20/23 BCC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLES 27, 28, & 29)

ROY HORN WY/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0468-DURANGO 215 RESIDENTIAL, LLC:

USE PERMIT to allow a multiple family development.

VARIANCE for increase in wall height.

WAIVER to allow modified driveway design standards.

DESIGN REVIEWS for a multiple family development on 13.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Roy Horn Way, 1,500 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-601-037

VARIANCE:

Increase block wall height to a maximum of 16 feet (up to 10 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 29.44.085 (a 78% increase).

WAIVER OF TITLE:

Reduce the driveway throat depth to 13 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - LIMITED RESORT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13
- Number of Units: 398
- Density (du/ac): 31
- Project Type: Multiple family residential development

- Number of Stories: 4
- Building Height (feet): Up to 53
- Open Space Required/Provided: 119,400/127,449
- Parking Required/Provided: 654/669

Site Plans

The plans depict a gated 398 unit, multiple family complex, consisting of a single 4 story building near the center of the site. The property sits just south of CC 215, west of the Durango Stations site. The site is 13 acres with a density of 31 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. The building will wrap around 2 courtyards and a larger pool courtyard. Also shown on plans are 9 standalone garages near the northeast portion of the site for future tenants. Open space consists of active and passive open space areas which include a swimming pool, cabana, and a clubhouse. The setbacks of the perimeter buildings are as follows: 95 feet to the north property line (Roy Horn Way); 176 feet to the south property line; 84 feet to the east property line; and 142 feet to the west property line. There will be 1 access point to the development from Roy Horn way to the north. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. The plans also depict that the finished grade of the site will be increased up to 12.5 feet and is necessary to fill ravines within the site (a design review for finished grade is not needed since this project is under Title 29).

Landscaping

The plans depict 20 feet of landscaping behind a proposed attached sidewalk along Roy Horn Way. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west and south property lines. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include recreational open space areas with a swimming pool and deck area. The recreation open space areas are central to the building with the pool and deck area being on the north side of the building surrounded by 3 sides in a courtyard fashion. The amount of passive and active open space is depicted at 127,449 square feet where 119,400 square feet is required.

Elevations

The plans depict the housing development will have unified and consistent architecture with multiple surface plane and building height variations. The building will range in height from 49 feet to 53 feet at its highest point. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. The clubhouse is 2 stories and will also match the architecture of the apartment complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 48 studio units, 210, one bedroom units, 116, two bedroom units, and 24, three bedroom units. The residential units are between 546 square feet and 1,338 square feet in area. The clubhouse is 12,000 square feet and consists of a leasing office, conference rooms, offices, mailroom, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is appropriate for the area. The property is south of the CC 215 and west of Durango Station. Multiple family housing options are necessary and compatible with the surrounding area. Furthermore, the development is in accordance with the allowable density and height under the Modified Development Standards for Rhodes Ranch and the design standards for the project is compatible with the existing multiple family development on the south side of Maule Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1282-06	Reclassified the site and the surrounding area to H-1 zoning	Approved by BCC	November 2006
UC-1518-97	Established the Modified Development Standards for Rhodes Ranch	Approved by BCC	October 1997
ZC-1955-96	Established the overall zoning and the planned community overlay district for the Rhodes Ranch planning area	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215 Beltway
South	Limited Resort	H-1	Undeveloped
East	Limited Resort	H-1	Durango Station
West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 27, 28, & 29.

**Analysis
Comprehensive Planning
Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 29. 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.

Multiple family residential developments and commercial developments require the approval of a use permit in the H-1 zoning district to demonstrate the development is appropriate for the given location. The proposed multiple family development is located next to a casino site and the frontage road for CC 215. The development complies with County goals and policies that

encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The project also complies with policies that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments; therefore, staff supports this request.

Variance

Staff finds there is a practical difficulty due existing improvement primarily at the site's north property line adjacent to the frontage road and east property line adjacent to Durango Station where the grade differential is the greatest. Therefore, it is necessary to raise the site for positive drainage, resulting in the increased retaining wall height. Furthermore, the retaining wall along the west property line adjacent to the residential development will not exceed 3 feet retaining. Therefore, staff supports this request.

Design Review

The proposed multiple family development has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. The project provides several amenities including open space courtyards, a swimming pool, and fitness center. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth. Additional landscape planters have been added to provide a significant distance before the first parking space is encountered, reducing the potential for collisions. Additionally, the call box is over 200 feet from the street, far exceeding the minimum standards.

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, Titles 27, 28, & 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0267-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CALIDA RESIDENTIAL, LLC

**CONTACT: ANN PIERCE KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135**

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KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

July 12, 2023

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

UC-23-0468

**Re: Justification Letter – Calida Development
Design Reviews for (1) Multi-Family Development and (2) Increase Grade;
Conditional Use Permit to Allow a Multi-Family Development in an H-1 Zoned
District; and Waiver of Development Standards to Increase Wall Height and
Reduce Egress Throat Depth
APN: 176-05-601-037**

To Whom It May Concern:

Please be advised our office represents Calida Development (the “Applicant”) in the above-referenced matter. The proposed project is located south of the 215 frontage road (Roy Horn Way), west of Durango Drive and adjacent to the west of the developing Durango Station. The property is particularly described APN: 176-05-601-037 (the “Site”). The Site is approximately 13.23 acres, and is located within and subject to a certain Development Agreement between Clark County and Rhodes Ranch General Partnership for Rhodes Ranch Master Planned Community (the “Development Agreement”). Specifically, Section 3.03(c) of the Development Agreement permits the development of a hotel/casino and an additional 1,000 allowed residential units. The Applicant is requesting, in accordance with the Development Agreement, a design review for a multi-family development.

Design Review and Conditional Use Permit to Allow a Multi-Family Development

A multi-family project is an appropriate use in an H-1 zoned district subject to a conditional use permit approval and conformance to R-4¹ development standards. The Applicant is seeking to develop a 398-unit multi-family development on the Site. The proposed 398-unit multi-family development along with the proposed 403-units to be developed directly south of the Site, submitted by Ovation Development under APR-23-100110, is well below the maximum 1,000-residential units allowed. The proposed density is approximately 31 dwelling units per acre in accordance with the allowable density under the Modified Development Standards for Rhodes Ranch (UC-1518-97) and the permitted density under the development agreement. Additionally,

¹ Pursuant to the Modified Development Standards for Rhodes Ranch (UC-1518-97), the maximum allowable density in an R-4 zoned district is 32 dwelling units/acre with a maximum allowable height at 60-feet.

the design review for a multi-family development meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- ┌ Policy 1.1.1 encourages a diverse housing type at varied densities and locations. Here, the proposed multi-family development will provide for an ideal transition of housing type between a resort/hotel and single-family residential uses.
- ┌ Policy 1.1.2 encourages a concentrate of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is adjacent to the developing Durango Station and near the new commercial mixed-use development UnCommons as well as a plethora of nearby commercial and light industrial developments. Likewise, the Site is near Durango Drive and the 215 – both major high-frequency transit corridor.
- ┌ Policy 1.4.5 standardizes requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing residential neighborhood. Here, the proposed multi-family development provides for the ideal transition from a resort/hotel to the existing residential development.

As previously indicated, the Applicant is proposing a 398-unit multifamily development, and is proposing to build a four (4) story building at a height of approximately 53-feet. The building will wrap around two courtyards and a pool courtyard. The proposed height is well within the 60-foot height limitations of the Modified Development Standards for Rhodes Ranch. Additionally, the proposed height of 53-feet is considerably less than the 216-foot tall Durango Station tower immediately to the east of the Site and the proposed 61-foot tall multifamily building immediately to the south. The bedroom mix is as follows: 48 studio units, 210 one bedroom units, 116 two bedroom units, and 24 three bedroom units. Main access to the Site is from the 215 frontage road (Roy Horn Way). At the entryway, the drive aisle splits with one drive aisle continuing along the western property line to access through a security gate and the other drive aisle along the northern property line to the visitor parking field with security gates south of the visitor parking field. The Applicant is proposing internal drive aisles that circulate around the Site. The Site complies with parking by providing 669 parking spaces where 654 parking spaces are required. The development will provide, at a minimum, the following amenities:

- Picnic and BBQ areas
- Pool/spa/cabana/recreational deck area
- Courtyards
- Dog Park
- Clubhouse featuring full cardio and strength training facility

Design Review to Increase Grade:

The Applicant is requesting a design review to increase the finished grade over 36-inches as allowed in Title 30.32.040(a)(9)(b). The Site has approximately 20-feet of fall across it. In order to fill the existing natural drainage channels and provide the required slopes away from the building for flood protection, fill as deep as 12.5-feet is required.

Waiver of Development Standards:

- **Increase Wall Height:**

The Applicant is requesting to increase the retaining wall height to between 8 feet and 10 feet where 3-feet is allowed with a 6-foot screen wall. The increased retaining wall height occurs primarily on the Site's north property line and east property line adjacent to Durango Station where the grade differential is the greatest. Fortunately, the retaining wall along the west property line adjacent to the residential development will not exceed 3-feet.

- **Reduce Egress Throat Depth**

As indicated above, the Site is accessed from Roy Horn Way. The driveway splits with one drive aisle along the western property line. The ingress throat depth at this location is over 211-feet and complies with code. The call box to the access gates to the northern parking field are also located over 211-feet from the driveway entrance.

With respect to the drive aisle along the north property line, the egress throat depth is just over 13-feet. While the throat depth does not meet the required 25-feet, the parking stall is located an additional 61-feet or nearly 75-feet from the driveway entrance.

While a waiver is required to reduce the egress throat depth, the split drive aisles and no parking spaces within 75-feet of the driveway entrance greatly mitigates any conflict turning movements at the entrance and allows for easy vehicular flow entering the Site so that traffic is immediately removed from the 215 frontage road (Roy Horn Way).

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

09/20/23 BCC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0493-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Roy Horn Way and Badura Avenue, a portion of right-of-way being Roy Horn Way located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Badura Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Roy Horn Way and Badura Avenue, and an un-named portion of right-of-way (south of Roy Horn Way) located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-201-003; 176-03-201-010, 176-03-201-011, 176-03-301-003, 176-03-301-004

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate existing driveways located on Roy Horn Way, Tenaya Way, Badura Avenue, and Buffalo Drive. Furthermore, the applicant is requesting to vacate an un-named portion of right-of-way located south of Roy Horn Way (dedicated per PM 114-12). The plan shows that 15 feet of the north-south portion of un-named right-of-way will be vacated along with the entire east-west portion of the un-named right-of-way. These portions of rights-of-way no longer coincide with proposed or future development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0688-05 (ET-0156-09)	First extension of time to allow freestanding signs	Approved by BCC	June 2009
ZC-1150-07	Reclassified 3.5 acres from R-E to C-2 zoning for a future commercial development on the northeast corner of Buffalo Drive	Approved by BCC	November 2007
VS-1063-06	Vacated portions of rights-of-way being Badura Avenue for detached sidewalks	Approved by PC	September 2006

Application Number	Request	Action	Date
VS-0698-05	Vacated easements and portions of right-of-way being Tioga Way, Maule Avenue, Monte Cristo Way, and Pama Lane - recorded	Approved by PC	June 2005
WS-0688-05	Allowed freestanding signs with a waiver to increase the height of 2 freestanding signs to 60 feet	Approved by BCC	June 2005
UC-0354-05	Allowed 2 office buildings west of Tenaya Way, south of the 215 Beltway, waiver for landscape buffer with a detached sidewalk and increased building height	Approved by BCC	April 2005
ZC-1852-04	Reclassified 210 acres south of the 215 Beltway, between Buffalo Drive and Rainbow Boulevard from R-E to C-2 zoning	Approved by BCC	November 2004
UC-0399-02	Off-premise signage on the southside of the 215 Beltway, 640 feet west of Tenaya Way	Approved by BCC	June 2002
ZC-0196-02	Reclassified 2.4 acres south of the 215 Beltway and west of Tenaya Way from R-E to C-2 zoning for an office building	Approved by BCC	March 2002
ZC-0649-01	Reclassified 14.5 acres south of the 215 Beltway, north of Maule Avenue, 1,320 feet east of Buffalo Drive from R-E to M-D zoning	Approved by BCC	August 2001

*Additional land use applications were approved on the subject parcels, but not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & R-E	215 Beltway & undeveloped
South	Business Employment	M-D & C-2	Undeveloped & office/warehouse complexes
East	Business Employment	C-2	Undeveloped & office complexes
West	Business Employment	C-2 & R-4	Undeveloped & multiple family residential

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

Related Applications

Application Number	Request
UC-23-0492	A use permit for a High Impact Project (Costco), tire sales and installation, associated waivers, and design reviews is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 10 feet on Buffalo Drive as required by Public Works - Development Review;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/Badura Avenue and Beltway Frontage Road improvement projects;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TERRY ODLE

**CONTACT: TERRY ODLE, MG2, 3333 MICHELSON DRIVE, SUITE 100, IRVINE, CA
92612**

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

11

Application Number: VS-23-0493

Property Owner or Subdivision Name: COUNTY OF CLARK (AVIATION)

Public Hearing: Yes No

Staff Report already created: Yes No

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

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

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) 9/20/23 BCC / 8/29/23 SPRING VALLEY TAB
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: ADDING ADDITIONAL PARCEL APN 176-03-201-011 & 176-03-301-003

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

- 80%
- 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Adding the following APNs 176-03-201-011 & 176-03-301-003. Complete list: APNS: 176-03-201-010 & -011, 176-03-301-003 & -004

Change initiated by: JOR Date: 8/14/23

Change authorized by: [Signature] Date: 8/14/23

Change processed by: [Signature] Date: 8-14-23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-03-201-010 & -011, 176-03-301-003 & -004

Town Board(s): SPRING VALLEY



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

PLANNER COPY

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7/26/23</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>875</u> CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-23-0493</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8/29/23</u> TIME: _____ PC MEETING DATE: _____ BCC MTG DATE: <u>9/20/23</u> ZONE / AE / RNP: _____ PLANNED LAND USE: _____
--	-------	---	--

PROPERTY OWNER	NAME: <u>County of Clark (Aviation)</u> ADDRESS: <u>500 S. Grand Central Pkwy.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-6731</u> CELL: <u>702-232-8066</u> E-MAIL: <u>templem@clarkcountynv.gov</u>
----------------	--

APPLICANT	NAME: <u>Guy Morris, P.E. c/o Lochsa Engineering</u> ADDRESS: <u>6345 S. Jones Blvd. Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: <u>702-480-7224</u> E-MAIL: <u>guy@lochsa.com</u> ACA CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Guy Morris, P.E. c/o Lochsa Engineering</u> ADDRESS: <u>6345 S. Jones Blvd. Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: <u>702-480-7224</u> E-MAIL: <u>guy@lochsa.com</u> ACA CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): NEC Buffalo & Badura 176-03-201-010 X 176-03-301-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Buffalo & Badura

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.

<p style="text-align: center;"><u>[Signature]</u></p> <p>Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>April 25, 2023</u> (DATE)</p> <p>By <u>Lisa Kremer, Director of Real Property Management</u></p> <p>NOTARY PUBLIC: <u>[Signature]</u></p>	<p>Lisa Kremer, Director Dept. of Real Property Mgmt.</p> <p>Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>STAR PRADO NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 11/10/2025 Certificate No: 22-6944-01</p> </div>
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*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.

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
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KAEMPFER

CROWELL

BOB GRONAUER
bgronauer@kcnvlaw.com
O: 702.792.7052

July 21, 2023

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

VS-23-0493

***Re: Revised Justification Letter – Design Review for 1) Retail Building, 2) Signage, 3) Lighting, and 4) Increased Grade Fill; Special Use Permits for 1) High Impact Project, and 2) Tire Sales and Installation; Waiver of Development Standards for Throat Depth; and Vacation Costco Wholesale
APN: 176-03-201-010, 176-03-301-004***

To Whom It May Concern:

Please be advised this office represents Costco Wholesale (the “Applicant”) in the above-referenced matter. The Applicant is proposing a retail building located at the southeast corner of S. Buffalo Drive and the Bruce Woodbury Beltway (CC-215), more particularly described as Assessor’s Parcel Numbers (APNs) 176-03-201-010 and 176-03-301-004 (“Site”). The Site is zoned C-2. The Applicant proposes to develop a retail building on the Site, in addition to special use permits for tire sales and installation, and a high-impact project, as well as a related waiver of development standards.

DESIGN REVIEWS

Retail Building

The project will include construction and operation of a Costco Wholesale warehouse (Costco) and gas station. The project will include approximately 800 parking spaces for the exclusive use by the Costco Wholesale members and staff. The approximate 21.75-acre warehouse parcel will be developed with a 157,633-square-foot warehouse building. The Costco Wholesale warehouse is a members-only facility. The warehouse will have one customer entrance to facility, located at the building’s southwestern corner. The warehouse will include a bakery and sales of baked goods, alcohol sales, pharmacy, optical center with optical exams and retail optical sales, hearing aid testing exam and retail hearing aid fitting and sales center, food service preparation and sales, meat preparation and sales, tire sales and installation, along with the sales of over 4,000 products within the main warehouse.

The project’s site will have three points of access, one at the northeast via Roy Horn Way and the Un-Named Street, one on Buffalo and one from Badura. Roadway improvements are proposed along the Buffalo frontage and for the Badura extension. The building surroundings would consist mainly of surface parking with some landscape areas. Parking and drive areas will

be paved with either Portland cement concrete or asphalt concrete pavements. The parking stalls proposed are 10-foot wide and greater than required by code. These wider stalls provide wider access ways for Costco members to their vehicles. 30-foot drive aisle surrounds the warehouse to provide fire access and circulation for the delivery trucks. An ADA-compliant pedestrian pathway is included from the new warehouse to the public right-of-way, providing connectivity throughout the site and easy access from adjacent streets and neighboring properties.

The proposed colors for this location are warm, natural, earth tones consistent with the architectural detailing of the more recent buildings in the area.

To minimize the visual impact of large retail buildings, the design of the warehouse integrates design techniques such as variation of building materials and the incorporation of varying parapet heights. The elevations for the Costco warehouse proposed parapet heights vary from 29 feet and 4 inches above finished floor at the entry canopy and corners of the main building to a maximum proposed parapet height of 33 feet above finished floor at the high point of the roof to ensure rooftop equipment will be screened from public view. The top of the parapet height for the fuel facility would be 17 feet and 6 inches.

The Applicant's merchandise receiving and service area is located on the north side of the warehouse building. Four loading docks are located at the northwest corner of the building, with bay doors equipped with sealed gaskets to limit noise impacts. The loading docks are screened from the north by a six-foot wall. Costco trucks will access the site via Roy Horn Way and the Un-Named Street and exit via S. Buffalo Drive.

Warehouse hours are anticipated to be Monday through Friday from 9:00 a.m. to 8:30 p.m., Saturday from 9:30 a.m. to 6:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m. The gas station hours are anticipated to be daily from 5:00 a.m. to 10:00 p.m.

The landscape design will include a mix of drought-tolerant and fire-resistant shrubs and grasses and a variety of shade trees to be used throughout the parking area and along the street that are appropriate for the climate in the County.

Signage

Signage on the Warehouse as proposed, includes single-letter "Costco" "Wholesale" on each elevation: two on the west, one on the north, one on the east, and one on the south. "Costco" is in red, measuring 6'-0" high or 5'-0" letters. "Wholesale" in blue, located below "Costco". Additionally, "Tire Center" will be centered on the south elevation. The letters will be in blue, measuring 17'-4" in sign length, utilizing 1'-9" letters. The Costco red stripe will be independent, spanning across varying elevations. The fueling station will have four smaller signs located on the canopy ("Costco Wholesale"), one on each elevation. Each sign measures 21 SF (8'-6 5/8" x 2'-5 1/4"). No internal illumination is proposed. The specific information is located at the bottom of each elevation drawing sheet.

Lighting

Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the project boundaries. The parking lot would be illuminated with standard downward-pointing energy efficient LED lights. The lighting fixtures are a “shoe-box” style. The site light poles are 25’-0” tall that meet the Clark County design guidelines for this specific site. Lighting for the parking lot will be controlled by the warehouse’s automated energy management system to minimize lighting after the warehouse has closed and employees have left, typically 1-hour after the warehouse has closed for business. To provide security and emergency lighting, parking lot lighting will remain along the main driveways. Lighting fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security.

Grade Fill Increase

Where 36 inches of fill is permitted without a design review, the Applicant proposes 105 inches of grade fill to account for the 25-foot slope from west to east. In order to compensate for drainage patterns, site topography, and avoid excessive grade differences along the east side of the property, approximately half of the east portion of the site will be filled, and the west portion will be cut. All retaining walls will be no higher than three (3) feet.

SPECIAL USE PERMITS

Special Use Permits are requested for the following:

High Impact Project

According to the project Transportation Impact Study (TIS) (Kittelson February 2021), This project is a High-Impact project, as it generates in excess of 800 ADTs (11,222). The results of TIS indicate that the proposed Costco warehouse and Costco Gasoline fuel station can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming the recommended mitigations measures are in place. As such, the Applicant requests favorable consideration of this special use permit.

Tire Sales and Installation

Tire sales and installation requires a special use permit. Tire sales and installation are integral to the Applicant’s operations. Because the Site is zoned C-2, a special use permit is required. The Site is located along a major transportation corridor, with M-D zoning to the south and west, C-2 zoning to the east, and the 215 to the north. Multifamily apartments are to the northwest, however that use is buffered by S. Buffalo Drive. As a result, the Applicant requests favorable consideration of this special use permit.

WAIVER OF DEVELOPMENT STANDARDS

Throat Depth Waiver

The Un-Named Street (in the northeast corner of the Site, south of Roy Horn Way) is designated as a public street. Based upon the location of the cul-de sac on the Un-Named Street, location of the Costco warehouse, site grade and elevation constraints, the throat depth cannot meet the minimum 150' length. The proposed throat length for this access drive is 7 feet. This drive is a service drive and should have minimal traffic other than going to and from the Costco site. The drive along the east side and behind the Costco warehouse provides emergency fire access in case of an emergency event, that will access the east side of the warehouse. As a result, a waiver for this driveway throat depth is requested.

Allow Exterior Light Fixtures Mounted on Building Higher than 14 feet

The Applicant is requesting a waiver to allow exterior light fixtures to be mounted on the building to be higher than 14 feet. As depicted on the site plans, the mounted security lighting is proposed at a height of approximately 18.6 feet above the finished floor, approximately the height of the first level. The Applicant requests the waiver in order to provide sufficient illumination around the exterior of the building that will not be lit by the 25'-0" tall site light poles located 40 – 50 feet away from the Costco building. The nearest property line to the Costco building is 82' on the east side. The light level at the property lines adjacent to non-residential uses will not exceed 1.0 foot-candles.

VACATION

The Applicant requests vacation of the driveway locations that do not match previously-dedicated locations. The Applicant has included with this submittal all of the required vacation documents to vacate right-of-way for the unnamed streets adjacent to the north side of the parcel, right-of-way for commercial driveways, and easements.

Thank you in advance for your consideration of this project. Please do not hesitate to contact me with any questions.

Sincerely,
KAEMPFER CROWELL


Bob Gronauer

RJG/mkr

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09/20/23 BCC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

BUFFALO DR/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0492-COUNTY OF CLARK (AVIATION):

USE PERMITS for the following: 1) High Impact Project; and 2) tire sales and installation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) light fixture height; and 2) driveway throat depth.

DESIGN REVIEWS for the following: 1) retail building with a gasoline station; 2) signage; 3) lighting; and 4) finished grade on a 23.0 acre portion of 60.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Buffalo Drive and Badura Avenue within Spring Valley. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-201-010 ptn and 176-03-301-004

USE PERMITS:

1. A High Impact Project (Costco).
2. Allow tire sales and installation per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the exterior light fixture mounting height to 18 feet 6 inches where 14 feet is the maximum allowed per Section 30.48.670 (a 32% increase).
2. Reduce the driveway throat depth to 7 feet where 150 feet is the minimum required per Uniform Standard Drawing 222.1 (a 95% reduction).

DESIGN REVIEWS:

1. A High Impact Project for a retail building (Costco) with a gasoline station.
2. Signage.
3. Lighting.
4. Increase finished grade to 105 inches where a maximum of 36 inches is the standard per Section 30.32 (a 192% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 60 (overall)/23 (Costco)
- Project Type: High Impact Project for Costco retail building with tire sales and installation and a gasoline station
- Number of Stories: 1
- Building Height (feet): 33
- Square Feet: 157,633 (retail building)/12,678 (gasoline station canopy)/186 (gasoline station fuel control enclosure)
- Parking Required/Provided: 634/897

Site Plans

The plans show 2 parcels APN 176-03-201-010 is a 53 acre site south of the 215 Beltway and Roy Horn Way and on the east side of Buffalo Drive. Only the northwest portion (22 acre portion) of the entire 53 acre parcel will be developed for a retail establishment (Costco). APN 176-03-301-004 (approximately 1 acre) to the south will be developed as a part of the overall parking lot for the development. The site also features a gasoline station and tire sales and installation.

The plan depicts a proposed retail building on northeast corner of the 22 acre portion of the site. The building will be set back 131 feet from the north property line, 480 feet from the west property line (adjacent to Buffalo Drive), and approximately 300 feet north of Badura Avenue.

The proposed gasoline station will be constructed on the northwest corner of the parcel, and the gasoline canopy will be set back approximately 34 feet, 6 inches from Buffalo Drive to the west. There are 897 parking spaces provided west and south of the retail building, where 634 parking spaces are required per Title 30. Access to the project is provided via 1 main driveway along the west property line adjacent to Buffalo Drive, an additional driveway along the north property line, and a third driveway along the south property line (Badura Avenue).

The applicant is requesting use permits to allow a High Impact Project for Costco, and a second use permit to allow tire sales and installation on the southern end of the retail building. The applicant is requesting 2 waivers of development standards, with the first waiver related to the proposed exterior light fixture to be mounted 18 feet, 6 inches high on the exterior of the building where 14 feet is the maximum allowed with the CMA Design Overlay District. The second waiver request is to reduce the driveway throat depth to 7 feet where 150 feet is the minimum required per the Uniform Standard Drawing 222.1. The related design reviews are for the overall project, proposed signage, proposed lighting, and increase finished grade. The applicant is requesting to increase the finished grade to 105 inches underneath the eastern portion of the proposed retail building, where 36 inches is the maximum per Chapter 30.32.

Landscaping

Parking lot landscaping is located throughout the site. There is an existing attached sidewalk on the northwest corner of the site, and a minimum of 15 feet of landscaping will be installed. South of the existing attached sidewalks, the applicant will construct detached sidewalks with landscaping. The plans show detached sidewalks with landscaping along Badura Avenue. Furthermore, the plans show that 24 inch box tree types such as Desert Museum Palo Verde, Italian Stone Pine, and Mexican Sycamore will be planted throughout the site. Over 4,400 shrubs will be planted on-site which include the following but are not limited to: Red Yucca, Dwarf Rosemary, Mexican Bird of Paradise, and Silver Senna.

Elevations

Plans depict a 1 story retail building with an overall height of 33 feet to the top of the parapet roof. Exterior finishes for the building include vertical ribbed metal paneling in a metallic champagne color, there is also an accent channel with medium bronze color, there is a horizontal ribbed metal panel in a sandstone color, split-face CMU walls painted in a brown color, and an accent band near the top of the building to be painted red.

Lastly, the proposed gasoline canopy has an overall height of 17 feet, 6 inches. The coping and trim of the canopy color is medium bronze. The fascia panel of the canopy will have a metallic champagne color to match the retail building. The gasoline pump stations will include a split-face CMU exterior finish in the color medium brown.

Floor Plan

The retail building has an overall area of 157,633 square feet. The plan depicts the retail areas, member service area, tire sales and installation, restrooms, mechanical/electrical rooms, offices, pharmacy area, optical sales area, cooler areas, fire department room, bakery area, and food service (snack bar) area with the kitchen and prep rooms. Lastly, the gasoline station canopy has an overall area of 12,678 square feet.

Signage

Sign A is a wall sign for the tire center located on the southern portion of the retail building. This wall sign has an overall area of 31 square feet.

Sign B is a wall sign for the retail building which depicts the retail logo and is located above the main entrance of the building. The overall area for Sign B is 194 square feet.

Sign C is a third wall sign for the site which mimics Sign B. The plans show that there are 4 Sign C's, and will be installed on the north, south, east, and west building face. Each wall sign has an overall area of 280 square feet.

Lastly, the gasoline station canopy (total of 4 wall signs) will have an overall area of 21 square feet each.

Lighting

Parking lot lighting via 25 foot high light poles are located throughout the site, primarily within the parking lot medians and around the perimeter of the project. The lighting plan also shows

that there are wall mounted lights to be added to the exterior of each building face. The wall mounted lights will be mounted at 18 feet, 6 inches high where a maximum height of 14 feet is allowed within the CMA Design Overlay District. The applicant is requesting a waiver to allow the 18 feet, 6 inch mounting height. Lastly, LED down lights will be attached to the gasoline canopy (18 feet high). These lights will be mounted underneath the canopy only.

Applicant’s Justification

The Costco Wholesale is a members only facility. The retail building will have 1 customer entrance to the facility, located at the building’s southwestern corner. The building will include retail sales, a pharmacy, an optical center with optical exams and retail optical sales, hearing aid testing exam and retail hearing aid fitting and sales center, food service preparation and sales, meat preparation and sales, tire sales and installation, along with the sales of over 4,000 products within the main floor sales area. The proposed colors for this location are warm, natural, earth tones consistent with the architectural detailing of the more recent buildings in the area. To provide security and emergency lighting, parking lot lighting will remain along the main driveways. Light fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security. According to the project Transportation Impact Study (TIS) (Kittelston February 2021), this project is a High Impact Project, as it generates in excess of 800 ADTs (11,222), thus requiring a use permit. Tire sales and installation also requires a second special use permit request.

The un-named street (in the northeast corner of the site, south of Roy Horn Way) is designated as a public street. Based upon the location of the cul-de sac on the un-named street, location of the Costco warehouse, site grade and elevation constraints, the throat depth cannot meet the minimum 150 foot length. The proposed throat length for this access drive is 7 feet. This driveway is a service drive and should have minimal traffic other than going to and from the Costco site. The applicant is requesting a waiver to allow exterior light fixtures to be mounted on the building to be higher than 14 feet. As depicted on the site plans, the mounted security lighting is proposed at a height of approximately 18 feet, 6 inches above the finished floor, approximately the height of the first level. The applicant requests the waiver in order to provide sufficient illumination around the exterior of the building that will not be lit by the 25 foot tall site light poles located 40 feet to 50 feet away from the Costco building. The nearest property line to the Costco building is 82 feet on the east side. The light level at the property lines adjacent to non-residential uses will not exceed 1 foot candles. Lastly, wall signs are provided for the exterior building as well as the gasolines canopy. All proposed signage meet Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0688-05 (ET-0156-09)	First extension of time to allow freestanding signs	Approved by BCC	June 2009
ZC-1150-07	Reclassified 3.5 acres from R-E to C-2 zoning for a future commercial development on the northeast corner of Buffalo Drive	Approved by BCC	November 2007

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1063-06	Vacated portions of rights-of-way being Badura Avenue for detached sidewalks	Approved by PC	September 2006
VS-0698-05	Vacated easements and portions of right-of-way being Tioga Way, Maule Avenue, Monte Cristo Way, and Pama Lane - recorded	Approved by PC	June 2005
WS-0688-05	Allowed freestanding signs with a waiver to increase the height of 2 freestanding signs to 60 feet	Approved by BCC	June 2005
UC-0354-05	Allowed 2 office buildings west of Tenaya Way, south of the 215 Beltway, waiver for landscape buffer with a detached sidewalk, increased building height to 56 feet - attached sidewalks along Tenaya Way	Approved by BCC	April 2005
ZC-1852-04	Reclassified 210 acres south of the 215 Beltway, between Buffalo Drive and Rainbow Boulevard from R-E to C-2 zoning	Approved by BCC	November 2004
UC-0399-02	Off-premises signage on the southside of the 215 Beltway, 640 feet west of Tenaya Way	Approved by BCC	June 2002
ZC-0196-02	Reclassified 2.4 acres south of the 215 Beltway, and west of Tenaya Way from R-E to C-2 zoning for an office building	Approved by BCC	March 2002
ZC-0649-01	Reclassified 14.5 acres south of the 215 Beltway, north of Maule Avenue, 1,320 feet east of Buffalo Drive from R-E to M-D zoning	Approved by BCC	August 2001

*Additional land use applications were approved on the subject parcels, but not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & R-E	215 Beltway & undeveloped
South	Business Employment	M-D & C-2	Undeveloped & office/warehouse complexes
East	Business Employment	C-2	Undeveloped & 2 office complexes
West	Business Employment	C-2 & R-4	Undeveloped & multiple family residential complex (Maverick)

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

Related Applications

Application Number	Request
VS-23-0493	A vacation and abandonment for right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

One of the criteria that designates a project as a High Impact Project is if the project generates 8,000 or greater average daily trips (ADTs); as defined by the Institute of Transportation Engineers or its successor. Since the proposed includes more than 8,000 daily trips this project is considered a High Impact Project. As a result, the impact on utilities, infrastructure, and the surrounding area is reviewed with the Regional Infrastructure and Services Evaluation (RISE) Reports. The RISE reports are an integral part of the application process for High Impact Projects to identify additional necessary infrastructure and/or services. Based on the RISE Reports, staff has not received any indication from relevant agencies and departments to indicate that the project would not be appropriate at this location. Therefore, staff can support the use permit for a High Impact Project.

Use Permit #2

Staff finds that tire sales and installation is an appropriate use for the Costco retail building. The plans show that this use is located on the southern end of the building, which customers can easily access via a secondary driveway from Badura Avenue. The site plan shows that the location allows customers to utilize the parking lot on the southern end of the site. Lastly, the site plans depict a significant amount of parking for customers and employees to utilize. The proposed use should not cause any undue burdens to the site in its entirety. Staff recommends approval.

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

The applicant is requesting to increase the exterior light fixture mounting height to 18 feet, 6 inches where 14 feet is the maximum allowed per Section 30.48.670(b)(3). Staff finds that mounting the wall lights on the retail building an additional 4.5 feet is a reasonable request. There are no residential uses to the north, east, or south. The nearest residential use is to the

west, and the proposed building will be set back almost 600 feet to the east, and the proposed building will be screened via landscaping along Buffalo Drive. Staff also recommends approval of this request.

Design Review #1

The submitted plans show a site design that complies with the CMA Design Overlay District standards in terms of site layout, setbacks, and landscaping. The plans also show that the proposed site design is compatible to typical commercial development to the west. Staff finds that the majority of the parcel is still undeveloped, but the proposed plans should not pose negative ramifications to future commercial developments throughout the remainder of the subject parcel and neighboring parcels. Therefore, staff supports this request.

Design Review #2

Proposed signage include wall signs only. Sign A is a wall sign for the tire center, Sign B is a wall sign for the retail building, Sign C is a third wall sign for the site which mimics Sign B. The gasoline station also includes wall signs at the face of the canopy. The submitted plans show that the plan wall signs meet current Code standards and are harmonious in design to the overall site; therefore, staff supports this request.

Design Review #3

The lighting plan shows parking lot and perimeter lighting throughout the site that does not promote an intense amount of light spillage outside of the project boundary. There are no residential uses within 50 feet of the proposed development; therefore, staff finds that the 25 foot high light poles are acceptable. The lighting plan shows that the proposed lighting is appropriate and adequate for the site. Since staff supports the waivers of development standards staff also supports this request.

Public Works - Development Review Waiver of Development Standards #2

Staff has no objection to the reduction of throat depth for the driveway off the cul-de-sac of the unnamed street. The unnamed street ends in a cul-de-sac adjacent to the entrance to the site and should see a low volume of traffic, mitigating conflicts normally caused by reduced throat depth.

Design Review #4

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/Badura Avenue and Beltway Frontage Road improvement projects;
- Right-of-way dedication to include 10 feet on Buffalo Drive as required by Public Works - Development Review.
- 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0268-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TERRY ODLE

CONTACT: TERRY ODLE, MG2, 3333 MICHELSON DRIVE, SUITE 100, IRVINE, CA 92612

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

12

Application Number: UC-23-0492

Property Owner or Subdivision Name: COUNTY OF CLARK (AVIATION)

Public Hearing: Yes No

Staff Report already created: Yes No

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

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

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 9/20/23 BCC / 8/29/23 SPRING VALLEY TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: ADDING ADDITIONAL PARCEL APN 176-03-301-004
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: ADDING ADDITIONAL PARCEL TO THE SITE (APN 176-03-301-004). COMPLETE APNS ARE NOW 176-03-201-010 AND 176-03-301-004

Change initiated by: JOR Date: 8/14/23
 Change authorized by: [Signature] Date: 8/14/23
 Change processed by: [Signature] Date: 8/14/23
 Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-03-201-010 AND 176-03-301-004

Town Board(s): SPRING VALLEY



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

P

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 checked="" type="checkbox"/> USE PERMIT (UC) TIRE CENTER + High-Impact Project VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING 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>UC-23-0492</u> DATE FILED: <u>7/26/23</u> PLANNER ASSIGNED: <u>JR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8/29/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/20/23</u> FEE: <u>\$1,825</u>
PROPERTY OWNER	NAME: <u>Clark County</u> ADDRESS: <u>500 S. Grand Central Pkwy.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>(702) 455-0000</u> CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>EJM Buffalo Property LLC, a Nevada limited liability company</u> ADDRESS: <u>9061 Santa Monica Blvd.</u> CITY: <u>W. Hollywood</u> STATE: <u>CA</u> ZIP: <u>90069</u> TELEPHONE: <u>310.228.3789</u> CELL: _____ E-MAIL: <u>robelt@EJMDevelopment.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Terry Odle, MG2</u> ADDRESS: <u>3333 Michelson Dr. Suite 100</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>949-705-0713</u> CELL: _____ E-MAIL: <u>terry.odle@mg2.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): TBD - portion of APN:176-03-201-010 & APN:176-03-301-004
 PROPERTY ADDRESS and/or CROSS STREETS: SEC of S. Buffalo Dr. & I-215
 PROJECT DESCRIPTION: Construct a new Costco warehouse and gas station - Refer to attached description

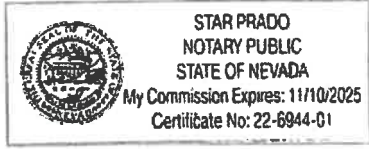
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

[Signature] Lisa Kremer, Director - Dept. of Real Property Mgmt.
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 2, 2023 (DATE)
 By Lisa Kremer, Director

NOTARY PUBLIC: Star Prado



*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.

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July 21, 2023

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

UC-23-0492

***Re: Revised Justification Letter – Design Review for 1) Retail Building, 2) Signage, 3) Lighting, and 4) Increased Grade Fill; Special Use Permits for 1) High Impact Project, and 2) Tire Sales and Installation; Waiver of Development Standards for Throat Depth; and Vacation Costco Wholesale
APN: 176-03-201-010, 176-03-301-004***

To Whom It May Concern:

Please be advised this office represents Costco Wholesale (the “Applicant”) in the above-referenced matter. The Applicant is proposing a retail building located at the southeast corner of S. Buffalo Drive and the Bruce Woodbury Beltway (CC-215), more particularly described as Assessor’s Parcel Numbers (APNs) 176-03-201-010 and 176-03-301-004 (“Site”). The Site is zoned C-2. The Applicant proposes to develop a retail building on the Site, in addition to special use permits for tire sales and installation, and a high-impact project, as well as a related waiver of development standards.

DESIGN REVIEWS

Retail Building

The project will include construction and operation of a Costco Wholesale warehouse (Costco) and gas station. The project will include approximately 800 parking spaces for the exclusive use by the Costco Wholesale members and staff. The approximate 21.75-acre warehouse parcel will be developed with a 157,633-square-foot warehouse building. The Costco Wholesale warehouse is a members-only facility. The warehouse will have one customer entrance to facility, located at the building’s southwestern corner. The warehouse will include a bakery and sales of baked goods, alcohol sales, pharmacy, optical center with optical exams and retail optical sales, hearing aid testing exam and retail hearing aid fitting and sales center, food service preparation and sales, meat preparation and sales, tire sales and installation, along with the sales of over 4,000 products within the main warehouse.

The project’s site will have three points of access, one at the northeast via Roy Horn Way and the Un-Named Street, one on Buffalo and one from Badura. Roadway improvements are proposed along the Buffalo frontage and for the Badura extension. The building surroundings would consist mainly of surface parking with some landscape areas. Parking and drive areas will

be paved with either Portland cement concrete or asphalt concrete pavements. The parking stalls proposed are 10-foot wide and greater than required by code. These wider stalls provide wider access ways for Costco members to their vehicles. 30-foot drive aisle surrounds the warehouse to provide fire access and circulation for the delivery trucks. An ADA-compliant pedestrian pathway is included from the new warehouse to the public right-of-way, providing connectivity throughout the site and easy access from adjacent streets and neighboring properties.

The proposed colors for this location are warm, natural, earth tones consistent with the architectural detailing of the more recent buildings in the area.

To minimize the visual impact of large retail buildings, the design of the warehouse integrates design techniques such as variation of building materials and the incorporation of varying parapet heights. The elevations for the Costco warehouse proposed parapet heights vary from 29 feet and 4 inches above finished floor at the entry canopy and corners of the main building to a maximum proposed parapet height of 33 feet above finished floor at the high point of the roof to ensure rooftop equipment will be screened from public view. The top of the parapet height for the fuel facility would be 17 feet and 6 inches.

The Applicant's merchandise receiving and service area is located on the north side of the warehouse building. Four loading docks are located at the northwest corner of the building, with bay doors equipped with sealed gaskets to limit noise impacts. The loading docks are screened from the north by a six-foot wall. Costco trucks will access the site via Roy Horn Way and the Un-Named Street and exit via S. Buffalo Drive.

Warehouse hours are anticipated to be Monday through Friday from 9:00 a.m. to 8:30 p.m., Saturday from 9:30 a.m. to 6:00 p.m., and Sunday from 10:00 a.m. to 6:00 p.m. The gas station hours are anticipated to be daily from 5:00 a.m. to 10:00 p.m.

The landscape design will include a mix of drought-tolerant and fire-resistant shrubs and grasses and a variety of shade trees to be used throughout the parking area and along the street that are appropriate for the climate in the County.

Signage

Signage on the Warehouse as proposed, includes single-letter "Costco" "Wholesale" on each elevation: two on the west, one on the north, one on the east, and one on the south. "Costco" is in red, measuring 6'-0" high or 5'-0" letters. "Wholesale" in blue, located below "Costco". Additionally, "Tire Center" will be centered on the south elevation. The letters will be in blue, measuring 17'-4" in sign length, utilizing 1'-9" letters. The Costco red stripe will be independent, spanning across varying elevations. The fueling station will have four smaller signs located on the canopy ("Costco Wholesale"), one on each elevation. Each sign measures 21 SF (8'-6 5/8" x 2'-5 1/4"). No internal illumination is proposed. The specific information is located at the bottom of each elevation drawing sheet.

Lighting

Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the project boundaries. The parking lot would be illuminated with standard downward-pointing energy efficient LED lights. The lighting fixtures are a “shoe-box” style. The site light poles are 25’-0” tall that meet the Clark County design guidelines for this specific site. Lighting for the parking lot will be controlled by the warehouse’s automated energy management system to minimize lighting after the warehouse has closed and employees have left, typically 1-hour after the warehouse has closed for business. To provide security and emergency lighting, parking lot lighting will remain along the main driveways. Lighting fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security.

Grade Fill Increase

Where 36 inches of fill is permitted without a design review, the Applicant proposes 105 inches of grade fill to account for the 25-foot slope from west to east. In order to compensate for drainage patterns, site topography, and avoid excessive grade differences along the east side of the property, approximately half of the east portion of the site will be filled, and the west portion will be cut. All retaining walls will be no higher than three (3) feet.

SPECIAL USE PERMITS

Special Use Permits are requested for the following:

High Impact Project

According to the project Transportation Impact Study (TIS) (Kittelson February 2021), This project is a High-Impact project, as it generates in excess of 800 ADTs (11,222). The results of TIS indicate that the proposed Costco warehouse and Costco Gasoline fuel station can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming the recommended mitigations measures are in place. As such, the Applicant requests favorable consideration of this special use permit.

Tire Sales and Installation

Tire sales and installation requires a special use permit. Tire sales and installation are integral to the Applicant’s operations. Because the Site is zoned C-2, a special use permit is required. The Site is located along a major transportation corridor, with M-D zoning to the south and west, C-2 zoning to the east, and the 215 to the north. Multifamily apartments are to the northwest, however that use is buffered by S. Buffalo Drive. As a result, the Applicant requests favorable consideration of this special use permit.

WAIVER OF DEVELOPMENT STANDARDS

Throat Depth Waiver

The Un-Named Street (in the northeast corner of the Site, south of Roy Horn Way) is designated as a public street. Based upon the location of the cul-de sac on the Un-Named Street, location of the Costco warehouse, site grade and elevation constraints, the throat depth cannot meet the minimum 150' length. The proposed throat length for this access drive is 7 feet. This drive is a service drive and should have minimal traffic other than going to and from the Costco site. The drive along the east side and behind the Costco warehouse provides emergency fire access in case of an emergency event, that will access the east side of the warehouse. As a result, a waiver for this driveway throat depth is requested.

Allow Exterior Light Fixtures Mounted on Building Higher than 14 feet

The Applicant is requesting a waiver to allow exterior light fixtures to be mounted on the building to be higher than 14 feet. As depicted on the site plans, the mounted security lighting is proposed at a height of approximately 18.6 feet above the finished floor, approximately the height of the first level. The Applicant requests the waiver in order to provide sufficient illumination around the exterior of the building that will not be lit by the 25'-0" tall site light poles located 40 – 50 feet away from the Costco building. The nearest property line to the Costco building is 82' on the east side. The light level at the property lines adjacent to non-residential uses will not exceed 1.0 foot-candles.

VACATION

The Applicant requests vacation of the driveway locations that do not match previously-dedicated locations. The Applicant has included with this submittal all of the required vacation documents to vacate right-of-way for the unnamed streets adjacent to the north side of the parcel, right-of-way for commercial driveways, and easements.

Thank you in advance for your consideration of this project. Please do not hesitate to contact me with any questions.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

RJG/mkr

