



# Spring Valley Town Advisory Board

Desert Breeze Community Center  
8275 W. Spring Mountain Rd  
Las Vegas, NV 89117

September 8, 2020  
6:30pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 or [chaves70@yahoo.com](mailto:chaves70@yahoo.com) is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board/Council Members:	Darby Johnson, Jr. – Chair Angie Heath Younce Rodney Bell	Yvette Williams – Vice Chair Catherine Godges
Secretary	Carmen Hayes, 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a>	
County Liaison(s):	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a>	

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- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for August 25, 2020. (For possible action)

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

- IV. Approval of the Agenda for September 8, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
- VI. Planning and Zoning
1. **WS-20-0331-BOYCE, RENEE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in a R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Bronco Street and Quail Avenue within Spring Valley. MN/sd/jd (For possible action) **09/15/20 PC**
  2. **VS-20-0342-EDGEVIEW COMMUNITY ASSOCIATION:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Gallery Course Drive and Tiny Deer Street (alignment) and between Ford Avenue (alignment) and Lazy Fox Court (alignment) within Spring Valley (description on file). JJ/jor/jd (For possible action) **10/06/20 PC**
  3. **VS-20-0345-CHURCH LIFE BAPTIST:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Tenaya Way and Montessouri Street, and between Post Road and Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action) **10/06/20 PC**
  4. **AR-20-400092 (UC-1014-17) -CHURCH HAMERE N K M W ST M E O T:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** to expand an existing place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/jd (For possible action) **10/07/20 BCC**
  5. **DR-20-0343-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**  
**DESIGN REVIEW** to increase finished grade in conjunction with an approved charter school with other school amenities on 11.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/nr/jd (For possible action) **10/07/20 BCC**

VII. General Business

1. Appoint a Town Advisory Board member to participate on the Southwest Ridge Park Sculpture Part 1 Committee. (For possible action)
2. Recommendation regarding upcoming budget cycle. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 29, 2020.

X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

**BOARD OF COUNTY COMMISSIONERS**

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair

LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM

YOLANDA T. KING, County Manager





# Spring Valley Town Advisory Board

August 25, 2020

## MINUTES

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

Secretary: Carmen Hayes, 702 371-7991, [chayes@yahoo.com](mailto:chayes@yahoo.com) PRESENT

County Liaison: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) EXCUSED  
Brandon Monson, [Brandon.Monson@clarkcountynv.gov](mailto:Brandon.Monson@clarkcountynv.gov) PRESENT

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

**Darby Johnson called the meeting to order at 6:30 pm**  
**Rob Kaminski, Current Planner**

II. Public Comment

- None

III. Approval of **August 11, 2020 Minutes**

Motion by: **Darby Johnson**  
Action: **Approve** as published  
Vote: **3/0** with Darby Johnson abstaining

IV. Approval of Agenda for **August 25, 2020**

Motion by: **Darby Johnson**  
Action: **Approve** as amended  
Vote: **4/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **ET-20-400084 (VS-18-0435)-SUNSET & DURANGO PARTNERS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/bb/jd (For possible action) **09/15/20 PC**

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

2. **NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduce street intersection off-set; 3) establish alternative yards for a residential lot (previously not notified); and 4) allow modified driveway design standards (no longer needed).  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; 2) hammerhead street design (previously not notified); and 3) increase finished grade in the CMA Design Overlay District. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN/md/jd (For possible action) **09/15/20 PC**

Motion by: **Rodney Bell**  
Action: **Approve** as presented with changes per county recommendations  
Vote: **4/0 Unanimous**

3. **VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessouri Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/jd (For possible action) **09/15/20 PC**

Motion by: **Rodney Bell**  
Action: **Approve** as presented with changes per county recommendations  
Vote: **4/0 Unanimous**

4. **TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 66 single family residential lots (previously 67) and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone and an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/jd (For possible action) **09/15/20 PC**

Motion by: **Rodney Bell**  
Action: **Approve** as presented with changes per county recommendations  
Vote: **4/0 Unanimous**

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

The applicant requested a **HOLD** and will bring Design Review to the next Spring Valley TAB meeting on September 8, 2020.

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

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

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

Motion by: **Rodney Bell**

Action: **Approve** as presented

Vote: **4/0 Unanimous**

## VII General Business

**Brandon Monson updated the Board on the Spring Valley budget request from the last funding cycle and the Board provided the general public an opportunity to make budget recommendations for the next funding cycle.**

## VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

## IX. Next Meeting Date

The next regular meeting will be **September 8, 2020** at 6:30pm

## X Adjournment

**Motion by: Darby Johnson**

**Action: Adjourn**

**Vote: 4-0 Unanimous**

**The meeting was adjourned at 7:21 p.m.**

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

DRAFT



# Spring Valley Town Board

## Budget Request

September 24, 2019

Audiovisual equipment and projection system to assist with Town Advisory Board meetings was the top priority for the Spring Valley Town Advisory Board. During discussion, the Board noted the request has been made for several budget cycles.

**No funding was included in the 2020-2021 budget request. However, Administrative Services indicated Spring Valley was on top of the list for future funding related to audiovisual equipment. Clark County Information Technology tested wi-fi capacity at Desert Breeze in August of 2020.**

Easels to assist with displays at Town Advisory Board meetings.

**No**

Board Meeting Chairs (10) used during Spring Valley Town Board meetings.

**Board Meeting Chairs were purchased as part of the Parks & Recreation budget.**

Pave northeast parking lot on north side of Spring Mountain near Desert Breeze soccer fields.

**No**

Replace park bench at Helen Meyer Park.

**Waiting on confirmation regarding park bench replacement at Helen Meyer Park.**

Replace slide at Helen Meyer Park.

**The slide was replaced at Helen Meyer Park.**

Complete drive aisle (Kids Zone Parkway) from Spring Mountain to Durango through Desert Breeze Park.

**Paving for Kids Zone Parkway is being considered as an additional component of the Desert Breeze Event Center project currently in design.**

Hand held microphone for speakers/presenters during Town Advisory Board meetings.

**No**

# Spring Valley Town Board

## Budget Request

September 24, 2019

Additional funding for Public Response Officers to handle Short Term Rental cases.

**No, Although the Public Response Office requested funding for a compliance program.**

Residential Pavement Reconstruction in the neighborhood bound by Rainbow to the west, Jones to the east, Sahara to the north and Desert Inn to the south with additional engineering to address flooding at the Coley and Torrey Pines intersection.

**There was a project at Darby & Redwood to improve flows in that general area.**

Stop sign flashers at the 4-way intersection of Torrey Pines and Edna.

**Yes**

Stub out infrastructure on Capital Improvement Projects in Spring Valley with approval by the Director of Public Works to assist Metro with installation of surveillance cameras.

**Public Works assisted Spring Valley Area Command with the installation of cameras in China Town and currently are collaborating on a surveillance project surrounding Raiders Stadium.**

Paint road surface markings on Spring Mountain Road between Buffalo Drive and Tenaya Way near Wells Cargo.

**The road service markings on Spring Mountain were painted twice during the last funding year.**

Additional funding for maintenance of Charlie Frias Park.

**There was not an increase in park funding specific to Charlie Frias Park.**

09/15/20 PC AGENDA SHEET

BLOCK WALL  
(TITLE 30)

BRONCO ST/QUAIL AVE

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

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

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

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RELATED INFORMATION:

**APN:**  
163-35-501-023

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

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

**BACKGROUND:**  
**Project Description**  
General Summary

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

Site Plans

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

Landscaping

Landscaping is not required as part of this request.

Elevations

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

Signage

Signage is not a part of this request.

Applicant's Justification

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

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RENEE BOYCE

**CONTACT:** Q CONSTRUCTION, 10301, WILLIAM FORTYE, LAS VEGAS, NV 89129



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10/06/20 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

DUSTY QUAIL DR/PRESLEY GLEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0342-EDGEVIEW COMMUNITY ASSOCIATION:**

**VACATE AND ABANDON** an easement of interest to Clark County located between Gallery Course Drive and Tiny Deer Street (alignment) and between Ford Avenue (alignment) and Lazy Fox Court (alignment) within Spring Valley (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-17-315-001

**LAND USE PLAN:**

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH)

**BACKGROUND:**

**Project Description**

The site plan depicts a public access easement that is a gravel access road to a drainage facility, which was created via a recorded final map (PB 156-31). The public access easement is located south of the round about street (Presley Glen Avenue), and southwest of Dusty Quail Drive. Per the justification letter, Public Works is requesting that the applicant vacate the current access easement to be relocated approximately 100 feet south along Presley Glen Avenue. Per the applicant, the current location is no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400015 (NZA-0858-15)	First extension of time of a zone change which reclassified the site from R-E to R-2 zoning, waivers for modified landscape provisions to wall heights, increased wall heights, and a design review for a single family residential development	Approved by BCC	March 2019
ET-18-400018 (VS-0859-15)	First extension of time for a vacation and abandonment of BLM right-of-way grants (easements) - recorded	Approved by BCC	March 2018
ET-18-400019 (VS-0186-16)	First extension of time for a vacation and abandonment of a portion of right-of-way being Seeliger Street	Approved by BCC	March 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0889-17	Revised home models in conjunction with previously approved single family residential developments	Approved by BCC	December 2017
TM-500038-17	104 single family residential lots and common lots on 24 acres	Approved by BCC	July 2017
VS-0186-16	Vacated and abandoned a portion of right-of-way being Seeliger Street	Approved by BC	May 2016
NZC-0858-15	Reclassified 18.1 acres from R-E to R-2 zoning, waivers for modified landscape provisions to wall heights, increased wall heights, and a design review for a single family residential development	Approved by BCC	March 2016
VS-0859-15	Vacated and abandoned BLM right-of-way grants (easements)	Approved by BCC	March 2016

\*Additional applications have been approved on this site.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Major Development Project - Single Family Residential (up to 8 du/ac) & Public Facility	R-2	Single family residential
South	Public Facility	R-E	Undeveloped
West	Public Facility & Major Development Project - Single Family Residential (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential

**STANDARDS FOR APPROVAL:**

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

**Public Works - Development Review**

Staff has no objection to the vacation of the public access easement that is not necessary for the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Grant a new public access easement in the new location;
- 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: CENTURY COMMUNITIES**

**CONTACT: ROXANNE LEIGH, WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118**



10/06/20 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

TENAYA WY/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0345-CHURCH LIFE BAPTIST:**

**VACATE AND ABANDON** easement of interest to Clark County located between Tenaya Way and Montessouri Street, and between Post Road and Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:  
163-34-814-001

LAND USE PLAN:  
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**  
**Project Description**

This application is a request to vacate and abandon an access easement as granted to Clark County under document number 20190425:0001603. The subject property is currently used for an existing place of worship. The easement is being eliminated due to proximity of a Nevada Energy Power vault. More specifically, the easement is 1,177 square feet, and would have provided an additional driveway onto Tenaya Way. According to the applicant, parishioners accessing the development will use the existing driveway to the south which eliminates the need for the subject easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0607	Waivers for a new sanctuary building and parking lot expansion in conjunction with an existing place of worship	Approved by BCC	October 2018
WS-0460-11	Reduced the front setback for an approved place of worship	Approved by BCC	November 2011
UC-0081-11	Place of worship	Approved by BCC	April 2011
VS-1517-05	Vacated and abandoned patent easements on the site	Approved by PC	November 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0496-05	Reclassified the site to M-D zoning	Approved by BCC	May 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-P	Office complex
South	Business and Design/Research Park	C-2	Retail building & undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse buildings
West	Business and Design/Research Park	M-D & R-1	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Public Works - Development Review**

Staff has no objection to the vacation of the pedestrian access easement that is not necessary for the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Grant a new pedestrian access easement in the new driveway location;
- 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:** MIKE DESILVA

**CONTACT:** ROBERT MERCADO, SUNDANCE SURVEYING INC, 3832 VALLEY DRIVE, NORTH LAS VEGAS, NV 89032

DRAFT



10/07/20 BCC AGENDA SHEET

PARKING LOT/PLACE OF WORSHIP  
(TITLE 30)

LINDELL RD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-20-400092 (UC-1014-17) -CHURCH HAMERE N K M W ST ME O T:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** to expand an existing place of worship.

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEW** for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/jd (For possible action)

RELATED INFORMATION:

**APN:**

163-36-204-004 & 018

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Lindell Road where full off-site improvements are required per Chapter 30.52.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5985 Lindell Road
- Site Acreage: 3.4 (1 acre parking lot/2.4 acre place of worship)
- Project Type: Proposed parking lot in conjunction with an existing place of worship
- Parking Provided: 94 (proposed parking lot)/107 (existing place of worship)/201 (total)

**Site Plans**

The approved plans depict a proposed parking lot consisting of 94 parking spaces located on the northern parcel (163-36-204-018) with access to an existing place of worship on the southern parcel (163-36-204-004). No changes are proposed to the existing place of worship on the southern parcel other than the removal of 5 existing parking spaces to provide the cross access

with the northern parcel. There are 4 rows of proposed parking spaces on the northern parcel oriented north to south. The site will also have access to Lindell Road and Oquendo Road. Both Lindell Road and Oquendo Road will be developed to rural standards.

#### Landscaping

The plans depict a 10 foot wide landscape area along Lindell Road, a 10 foot wide landscape area along Oquendo Road, and a 10 foot wide landscape area along the western property line. Interior parking lot trees are generally distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400023 (UC-1014-17):

##### Current Planning

- Until August 14, 2020 to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-1014-17:

##### Current Planning

- 1 year to review as a public hearing;
- Provide a decorative wall along Lindell Road and Oquendo Road with intense landscaping on the outside of the wall and some landscaping on the inside of the wall;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Drainage study and compliance;
- Remove driveway on Oquendo Road;
- Execute a restrictive covenant agreement ((leed restrictions));
- Off-sites waived for Lindell Road and Oquendo Road;



### Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the project is completed per the approved plans from UC-1014-17. The Building Department, Public Works, and Current Planning have all completed the final inspections for the project. The applicant has shown substantial progress and is submitting this application in hopes that this will be the final step in completion of the project.

Application Number	Request	Action	Date
ET-20-400023 (UC-1014-17)	To expand an existing place of worship including a design review and waiver for off-site improvements	Approved by BCC	April 2020
ET-18-400271 (UC-1014-17)	For a use permit, waiver, and design review for a place of worship	Approved by BCC	February 2019
VS-18-0057	Vacated a portion of right-of-way being Ponderosa Way, between Westwind Road and Lindell Road	Approved by BCC	December 2018
UC-17-1014	Expand an existing place of worship, waiver for off-site improvements, and design review for a proposed parking lot on 1 acre in conjunction with a place of worship	Approved by BCC	January 2018
DR-0122-13	Redesigned a place of worship on the southern portion of the site	Approved by BCC	May 2013
UC-0043-12	Place of worship and increase building height to 45 feet, waiver for full off-sites on Lindell Road and Ponderosa Way, and a design review for a place of worship	Approved by BCC	March 2012
ZC-1N1-08	Established the RNP-I Overlay for the Spring Valley area	Approved by BCC	February 2009
UC-0044-08	Place of worship and increase building height to 45 feet, waivers for off-site improvements, street landscaping, single family residential height/setback ratio, and access to a local street, and a design review for a place of worship - expired	Approved by BCC	April 2008

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

The applicant has completed the parking lot and all required County Departments have signed off on the parking lot improvements. Staff is not aware of any complaints made to CCPRO or Metro with regard to the parking associated with the place of worship. Therefore, recommends approval of this application and will not require any additional reviews.

##### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

##### Current Planning

- Remove the time limit.

##### Public Works - Development Review

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** HAMERE NOAH EOTC

**CONTACT:** HAMERE NOAH EOTC, 5985 LINDELL ROAD, LAS VEGAS, NV 89118

**DRAFT**



10/07/20 BCC AGENDA SHEET

INCREASE FINISHED GRADE  
(TITLE 30)

PATRICK LN/JIM ROGERS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0343-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**

**DESIGN REVIEW** to increase finished grade in conjunction with an approved charter school with other school amenities on 11.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/nr/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-33-301-006, 163-33-301-017

**DESIGN REVIEW:**

To increase finished grade up to 7 feet (84 inches) where 1.5 feet (18 inches) is the maximum per section 30.32.040 (a 366% increase).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8377 W. Patrick Lane
- Site Acreage: 11.4
- Project Type: Increased finished grade

History

A previously approved use permit (UC-20-0084) for the expansion of an existing school including new classroom buildings and school amenities (soccer field, carpool lanes, lighting plan, and playground shade structures) was granted in April 2020 which addressed the design and layout of the school expansion. This request will increase the finished grade.

### Site Plans

This application is to review the grade difference on APN 163-33-301-006. The majority of the grade difference is located on the north, central and eastern sides of the parcel. The average increase in grade on most of the site is 3 feet. The southern portion of the site could have up to a 7 foot increase.

### Applicant's Justification

The applicant indicates that the request to increase the grade is needed because of the slope of the property and the constraints of the site.

### **Prior Land Use Requests for APN: 163-33-301-006**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0084	Expansion of school amenities (soccer field, carpool lanes, lighting plan, and playground shade structures)	Approved by BCC	April 2020
DR-0838-16	Wall signage in conjunction with an existing school (American Preparatory Academy)	Approved by BCC	January 2017
DR-0830-15	Wall signage for an existing school	Denied by BCC without prejudice	March 2016
UC-0752-13	Charter school in conjunction with a design review	Approved by BCC	February 2014
UC-0448-08	Public/quasi-public buildings such as offices, laboratories, manufacturing (pharmaceutical), university related facilities, restaurants, retail sales & services, and personal services as part of a science research center - expired	Approved by BCC	June 2008
ZC-1715-05	Reclassified the site which is a part of a 122 acre science research center to M-D zoning	Approved by BCC	December 2005

### **Prior Land Use Requests for APN: 163-33-301-017**

UC-20-0084	Expansion of school amenities (soccer field, carpool lanes, lighting plan, and playground shade structures)	Approved by BCC	April 2020
VS-19-0245	Vacated and abandoned government patent easements	Approved by PC	May 2019
ZC-0225-15	Reclassified 5 acres from R-E zoning to M-D zoning	Approved by BCC	June 2015

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residential & undeveloped
South, East, & West	Business and Design/Research Park	M-D	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Public Works –Development Review**

##### Design Review

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

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- 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.
- 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.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0315-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CHARTER FACILITY SUPPORT FOUNDATION**

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

DRAFT