



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 14, 2021

6:30pm

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 chaves@yahoo.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SpringValleyTAB>

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

Secretary: Carmen Hayes (702) 371-7911 chaves@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, 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 31, 2021. (For possible action)
- IV. Approval of the Agenda for September 14, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **WS-21-0419-DIGITAL DESERT BP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow roof signs; **2)** increase the number of monument signs; **3)** increase the number of project identification signs; **4)** reduce the separation between project identification signs and monument signs; and **5)** hanging signs.
DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action) **09/22/21 BCC**
 - 2. **NZC-21-0423-TROP GC APTS, LLC:**
ZONE CHANGE to reclassify 2.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** increase building height.
DESIGN REVIEWS for the following: **1)** multiple family development; and **2)** site modifications to a previously 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 (description on file). JJ/md/jd (For possible action) **10/05/21 PC**
 - 3. **VS-21-0424-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/md/jd (For possible action) **10/05/21 PC**
 - 4. **UC-21-0440-FLAMINGO TENAYA LLC:**
USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a place of worship and office complex on 1.8 acres in a C-P (Office and Professional) Zone. Generally located on the northwest corner of Tenaya Way and Flamingo Road within Spring Valley. JJ/al/jd (For possible action) **10/05/21 PC**

5. **AR-21-400134 (UC-0933-14)-HUALAPAI ASSOCIATES, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/sd/jo (For possible action) **10/06/21 BCC**

6. **ET-21-400135 (DR-18-0376)-MAVERIK, INC.:**
DESIGN REVIEWS FIRST EXTENSION OF TIME to commence the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved convenience store and gasoline station on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/jor/jo (For possible action) **10/06/21 BCC**

7. **UC-21-0431-C H D CONVENIENCE, LLC:**
USE PERMIT to allow kitchens in conjunction with a hotel.
DESIGN REVIEWS for the following: **1)** a proposed hotel; and **2)** finished grade on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. JJ/sd/jo (For possible action) **10/06/21 BCC**

VII. General Business

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action)
2. Finalize next years budget request and take public input regarding the budget request. (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 28, 2021.

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 31, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

**Yvette Williams called the meeting to order at 6:37 pm
Lorna Phegley, Current Planner**

II. Public Comment

None

III. Approval of August 10, 2021 Minutes

Motion by: **Brian Morris**
Action: **Approve as reviewed at meeting**
Vote: **5/0 Unanimous**

IV. Approval of Agenda for August 31, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **Approve as amended**
Vote: **5/0 Unanimous**

V. Informational Items

- 1. Greg Cerven presented the Transform Clark County land use plan map and discussed compatible density or intensity conversions from the existing land use categories to the proposed land use categories. Board members requested clarification on recent nonconforming changes, Commercial Neighborhood and Ranch Estates designations as well as the Russell & Jones Corridor. Greg**

encouraged Board members to e-mail additional comments and Yvette Williams thanked County staff and the consultant on efforts thus far.

2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

None

VI. Planning & Zoning

1. **UC-21-0351-MASJID TAWHEED:**

AMENDED USE PERMIT to expand a place of worship (parking lot and fence). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase fence height; **2)** landscaping; **3)** pedestrian walkway (no longer needed); and **4)** alternative driveway geometrics. **DESIGN REVIEWS** for the following: **1)** fence; and **2)** parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action) **09/07/21 PC**

Motion by: **Catherine Godges**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

2. **ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:**

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action) **09/21/21 PC**

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

3. **DR-21-0391-DURANGO 5, LLC:**

DESIGN REVIEW for finished grade on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action) **09/22/21 BCC**

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

4. **UC-21-0319-PACIFICA VINTAGE PARK, LLC:**

USE PERMIT for a proposed daycare (adult) facility. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** daycare facility (adult); and **2)** alternative parking lot landscaping; and **3)** finished grade on 1.3 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Gagnier Boulevard within Spring Valley. MN/sd/jd (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

5. **UC-21-0392-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:**
USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 280 feet north of Russell Road within Spring Valley. MN/rk/jd (For possible action) **09/22/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

6. **VS-21-0388-NP DURANGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between the Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

7. **ET-21-400117 (UC-0726-08)-NP DURANGO, LLC:**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: **1)** modifications to a previously approved resort hotel/casino; **2)** addition of an office and retail plaza with incidental commercial uses; and **3)** deviations to development standards.
DESIGN REVIEWS for the following: **1)** final plans on a previously approved resort hotel/casino with ancillary uses; and **2)** an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions.
Vote: **5/0 Unanimous**

8. **UC-21-0387-NP DURANGO, LLC:**
USE PERMITS for the following: **1)** allow outdoor dining and drinking establishments in conjunction with restaurant uses; and **2)** deviations to development standards.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEWS for the following: **1)** final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and **2)** water features on approximately 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action) **09/22/21 BCC**

Motion by: **Yvette Williams**
Action: **APPROVE** per staff conditions and additional condition for applicant to work with staff

to explore other ingress and egress options as the design moves forward.

Vote: 4/1 NAY- Getter

9. **WS-21-0419-DIGITAL DESERT BP, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow roof signs; **2)** increase the number of monument signs; **3)** increase the number of project identification signs; **4)** reduce the separation between project identification signs and monument signs; and **5)** hanging signs.

DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action) **09/22/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on September 14, 2021.

VII General Business

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

Board requested the item be placed on the September 14, 2021 agenda for final action with consideration to prioritize requests.

- 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

The next regular meeting will be **September 14, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 - Unanimous**

The meeting was adjourned at 8:13 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

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

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

09/22/21 BCC AGENDA SHEET

COMPREHENSIVE SIGN PLAN
(TITLE 30)

BUFFALO DR/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0419-DIGITAL DESERT BP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow roof signs; **2)** increase the number of monument signs; **3)** increase the number of project identification signs; **4)** reduce the separation between project identification signs and monument signs; and **5)** hanging signs.

DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-715-001 through 163-33-715-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow roof signs where not permitted per Chapter 30.72.
2. Allow 2 monument signs where only 1 monument sign is permitted per pad site per Section 30.48.680 (a 100% increase).
3. Allow 2 project identification signs where only 1 project identification sign per corner is permitted per Table 30.72-1 (a 100% increase).
4. Reduce the separation between project identification signs and monuments signs to 20 feet where a minimum separation of 100 feet is required per Table 30.72-1 (an 80% reduction).
5.
 - a. Increase the area for hanging signs to 160 square feet where a maximum of 32 square feet is permitted per hanging sign per Table 30.72-1 (a 400% increase).
 - b. Allow multiple hanging signs per tenant where a maximum of 1 hanging sign per tenant is permitted per Table 30.72-1.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6111 through 6271 S. Buffalo Drive
- Site Acreage: 42.4
- Project Type: Comprehensive sign plan
- Sign Height (feet): 10 (project identification signs)/20 (freestanding signs)/8 (monument signs)/5 (directional signs)/2 to 4 (roof signs)
- Square Feet (overall): 2,565 (walls signs)/240 (freestanding signs)/28 (directional signs)/62 (monument signs)/138 (project identification signs)/1,230 (roof signs)/1,056 (projecting signs)

History & Request

The plans depict a mixed use development project currently under construction that was approved via ZC-18-0507 by the Board of County Commissioners in December 2018. The previously approved plans depict a mixed use development consisting of 1,343 residential units on 42.4 gross acres with a density of 31.7 dwelling units per acre. The project consists of 14 buildings, which include 4 buildings for commercial uses, 9 buildings for residential units, and a clubhouse. The commercial buildings are located on the northeastern portion of the site. Access to the project is granted via 6 proposed driveways from Patrick Lane, Buffalo Drive, and Post Road that will provide ingress and egress to the site.

The purpose of this request is for a comprehensive sign plan, including the associated waiver of development standards requests, for the overall project site and the commercial building (D-2 Phase 1A) located at the northeast corner of the site. The detailed plans consist of wall, freestanding, directional, monument, project identification, roof, and projecting signs dispersed throughout the development. All proposed signage, including the materials and color palette, is consistent and compatible with the previously approved architecture and materials utilized for the commercial and residential buildings.

Site Plan

The plans depict 2 project identification signs and 2 monument signs located at the northeast corner of the project site, adjacent to the southwest corner of Patrick Lane and Buffalo Drive. The project identification signs each measure 10 feet in height with an area of 69 square feet. The monument signs each measure 8 feet in height with an area of 31 square feet. Per the Code, 100 feet of separation is required between a project identification sign and a monument sign. The configuration of monument and project identification signs at the northwest corner of the project site necessitates a waiver of development standards. Furthermore, per the Code, only 1 monument sign is permitted per pad site where 2 monument signs are proposed, requiring a waiver. The monument and project identification signs are set back a minimum of 2 feet from the property lines, meeting Code requirements.

A shaded canopy, measuring approximately 20 feet in height is located at the northeast corner of the site, adjacent to the promenade consisting of landscaping and pedestrian walkways. A roof sign measuring 2 feet in height, with an overall area of 60 square feet, is affixed to the top of the canopy displaying the name of the mixed use development. The roof sign consists of fabricated,

internally illuminated letters. The shaded canopy is set back a minimum of 100 feet from the northeast corner of the project site, adjacent to Patrick Lane and Buffalo Drive.

A freestanding sign measuring 20 feet in height, with an area of 120 square feet, is located at the commercial driveway along Patrick Lane. More specifically, the freestanding sign is located within a landscape median, internal to the project site, with a minimum setback of 10 feet from the right-of-way. The freestanding sign is fabricated with aluminum consisting of an opaque background with illuminated names. The freestanding sign does not obstruct the sight visibility zone.

A second freestanding sign is proposed at the commercial driveway along Buffalo Drive. The freestanding sign measures 20 feet in height, with an area of 120 square feet. The freestanding sign is located within a landscape median, internal to the project site, with a minimum setback of 10 feet from the right-of-way. The freestanding sign is fabricated with aluminum consisting of an opaque background with illuminated letters. The freestanding sign does not obstruct the sight visibility zone. Both freestanding signs comply with the maximum height requirements established within the CMA Design Overlay District.

Four directional signs measuring 5 feet in height with an area of 7 square feet are dispersed throughout the interior of the site, providing direction to vehicles within the development. The signs consist of aluminum fabrication and will be non-illuminated. The directional signs will have minimal to no visibility from the adjacent streets, Patrick Lane and Buffalo Drive. A parking entrance sign measuring 14.5 feet in height with non-illuminated letters is located at the northeast corner of the site. The sign is set back 120 feet to the south of the commercial building (D-2 Phase 1A) and 140 feet from the east property line adjacent to Buffalo Drive and will not be visible from the right-of-way.

Elevations

A combination of projecting, wall, hanging, and roof signs are proposed for the commercial building (D-2 Phase 1A) located at the northeast corner of the project site. The roof signs are predominantly located above the first floor tenant suites on all 4 building elevations, affixed to the metal canopies located above the entrances. The roof signs measure 2 feet in height with an area of 30 square feet, consisting of illuminated, channel lettering. The remaining signs consist of hanging signs, each measuring 4 feet in height with an area of 160 square feet, are affixed below a canopy covering the third story of the building. The third story of the building features 4 hanging signs on the west elevation, oriented towards the interior of the site, 3 hanging signs on the east elevation, facing towards Buffalo Drive, 1 hanging sign on south elevation, oriented towards the interior of the site, and 1 hanging sign on the north elevation, facing towards Patrick Lane.

Wall signs measuring 2 feet to 3 feet in height with an area measuring between 30 square feet to 45 square feet each are located above the first and second floor on all 4 building elevations. The projecting signs are located above the first floor tenant suites. The projecting signs will not project more than 3 feet from the building, measure 32 square feet in area, and will not exceed more than 1 sign per tenant, per Code allowance. The projecting signs are a minimum of 9 feet above grade, meeting the Code requirement for pedestrian traffic.

The following table is a summary of the proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Wall	0	2,565	2,565	6,336*	0	35	35
Freestanding	0	240	240	4,912**	0	2	2
Directional	0	28	28	2 per entrance/exit	0	4	4
Monument	0	62	62	2,730	0	2	2
Project Identification	0	138	138	3 @ 70 sq. ft. each	0	2	2
Roof	0	1,230	1,230	N/A	0	25	25
Projecting	0	1,056	1,056	1 per tenant	0	33	33
Hanging	0	1,440	1,440	1 per tenant	0	9	9
Overall Total	0	6,759	6,759	N/A	0	112	112

* 1,056 linear feet of building frontage by 6 feet (maximum letter height)

** 3,930 linear feet of street frontage (Patrick Lane, Buffalo Drive, Post Road) by 1.25 square feet

Applicant's Justification

According to the applicant, the proposed signage is necessary to brand the development. Due to the overall design of the development, there is minimal visibility for identity signage from the northwest. Due to the unique design of the tenant spaces, the only suitable location for identity signage for first floor tenants is mounted to the entrance canopies. The signage will help stimulate businesses in this area and will add to the overall aesthetic to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0373	Major training facility (esthetic education)	Pending 9/7 PC	September 2021
VS-19-0512	Vacated and abandoned patent easement and right-of-way	Approved by BCC	September 2019
TM-19-500130	Mixed use project consisting of commercial lots and common elements	Approved by PC	August 2008
XC-18-0307	Reclassified 42.4 acres from R-E to C-2 zoning; use permit for high impact project, mixed use project, increase residential density, building height and parking reduction; and design review for mixed use project	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	R-1 & R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General & Business and Design/Research Park	M-D	Office building & an office/warehouse facility
East	Commercial General & Business and Design/Research Park	R-E & R-2	Single family residential & undeveloped
West	Residential High (from 8 to 18 du/ac)	R-2 & R-3	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The amount of roof signs requested with this proposal are excessive and should be consolidated reducing the number of signs. Staff is concerned the proliferation of roof signs located on all 4 elevations will potentially create visual clutter. Therefore, staff recommends denial.

Waivers of Development Standards #2 through #4

Staff finds the increase to the number of proposed monument and project identification signs is minimal and should not have a negative or detrimental impact on the surrounding land uses and properties. The additional signage will assist in identifying the mixed use development and commercial tenants located within the project site. Therefore, staff recommends approval.

Waiver of Development Standards #5

Staff does not object to the main hanging sign, measuring 160 square feet located on the north side of the commercial building, oriented towards Patrick Lane, and the south side of the building, facing towards the interior of the site. However, the amount of hanging signs requested with this proposal are excessive and should be consolidated reducing the number of signs. Therefore, staff recommends denial.

Design Review

The architectural design and materials of the proposed signage complies with Urban Specific Policy 20 of the Clark County Comprehensive Master Plan which states that signage should be compatible with building styles both on-site and the surrounding developments. However, staff finds the quantity of proposed roof signs can be consolidated, reducing the number of these signs

depicted on all elevations. Waiver of Development Standards #1 and #5, which staff is not supporting, cannot function independently from design review for the comprehensive sign plan. Therefore, staff recommends denial.

Staff Recommendation

Approval of waivers of development standards #2 through #4; denial of waiver of development standards #1 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIGITAL DESERT BP, LLC

CONTACT: BRITTNEY TERRY, ADS, 5470 WYNN ROAD, SUITE 600, LAS VEGAS, NV 89118



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: WS-21-0419

Property Owner or Subdivision Name: Digital Desert BP LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 9/21/21 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 9/22/21

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 8/31/21 Spring Valley TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: The Waiver of Development Standards to increase the number of monument signs in the CMA Overlay District must be heard by the BCC.

Change initiated by: MND **Date:** 8/19/21

Change authorized by: JAD **Date:** 8/19/21

Change processed by: ds **Date:** 8/19/21

Follow up assigned to: Mark **Instructions:** Return file to Mark

Parcel Number(s): 163-33-715-001 through 011

Town Board(s): Spring Valley

2

10/05/21 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0423-TROP GC APTS, LLC:

ZONE CHANGE to reclassify 2.4 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.

DESIGN REVIEWS for the following: 1) multiple family development; and 2) site modifications to a previously 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 (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-30-501-002; 163-30-518-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 8 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 33% increase).
2. Increase building height to 54 feet where 50 feet is the maximum permitted per Table 30.40-3 (an 8% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4 (zone change)/7.0 (overall)
- Number of Units: 92 (APN 163-30-518-003)/174 (APN 163-30-501-002)/266 (overall)
- Density (du/ac): 39 (APN 163-30-518-003)/38 (APN 163-30-501-002)/38.5 (overall)
- Project Type: Multiple family development
- Number of Stories: up to 4
- Building Height (feet): up to 54
- Open Space Required/Provided: 9,200/10,700

- Parking Required/Provided: 448/450 (overall)

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify a 2.4 acre portion of the project site (APN 163-30-518-003) on the southwest portion of the project, from a C-1 zone and a C-2 zone to an R-5 zone for a multiple family residential development. The applicant conducted a neighborhood meeting on October 7, 2020 as required by the non-conforming zone boundary amendment process. Seven members of the public attended the meeting, with questions regarding the timeline for construction, number of units facing south, and a request for specific types of trees within the landscape buffer along the south boundary of the project site. One neighbor spoke in support of the project.

History and Request

A nonconforming zone change to an R-5 zone for a 4 story multiple family development consisting of 174 dwelling units was approved via NZC-19-0886 by the Board of County Commissioners in February 2020 for APN 163-30-501-002 (east 4.7 acres). Waivers reducing the throat depth for the driveway along Tropicana Avenue to a minimum of 27 feet and an increase in building height up to 54 feet were also approved with the zone change. The previously approved waivers remain effective for the east portion of the project site, located on APN 163-30-501-002. The applicant is proposing a nonconforming zone change to an R-5 zoning district on APN 163-30-518-003 (southwest portion of the site). A design review is requested for parking lot modifications to the previously approved site plan associated with NZC-19-0886, consisting of 3 cross access points along the west property line of APN 163-30-501-002, providing connection to the proposed multiple family development on APN 163-30-518-003. Several parking spaces and landscape finger islands will be removed from the previously approved site plan to accommodate the cross access points; however, 450 parking spaces are provided for the overall multiple family development where 448 spaces are required. No additional site or building modifications are requested for the previously approved multiple family development on APN 163-30-501-002.

Site Plans

The plans depict a multiple family development situated on a 2.4 acre parcel consisting of 92 dwelling units with a density of 39 dwelling units per acre. The proposal consists of a single multiple family building which is centrally located within the project site. The building is set back 90 feet from the west property line, adjacent to Grand Canyon Drive; 73 feet from the south property line, meeting the required 2:1 setback when adjacent to the existing single family residential development (the plans show an intense landscape buffer per Figure 30.64-12 as required by Figure 30.56-10); 28 feet from the east property line, adjacent to the previously approved multiple family development; and 58 feet from the north property line, adjacent to the undeveloped C-2 zoned parcel. The development requires 9,200 square feet of open space where 10,700 square feet of open space is provided. Open space is centrally located within the building consisting of a fitness area, social club, and patio area. Access to the site is granted via 3 proposed cross access points along the east property line that will connect to the previously approved multiple family development (NZC-19-0886) to the east of the proposed development. Primary access to the east portion of the project site is granted via a previously approved driveway along Tropicana Avenue. No access to Grand Canyon Drive is proposed with this

development. A waiver of development standards request to increase wall height to 8 feet along the south property line, adjacent to the existing single family residential development, is proposed with this application. The increase in wall height will match the condition for an 8 foot high wall along the south property line of the previously approved multiple family development to the east. An existing 5 foot wide attached sidewalk is located adjacent to Grand Canyon Drive. The overall multiple family development, consisting of APN's 163-30-501-002 and 163-30-518-003, requires 448 parking spaces where 450 parking spaces are provided.

Landscaping

The plans depict a 15 foot wide landscape area located behind an existing 5 foot wide attached sidewalk adjacent to Grand Canyon Drive. Twenty-four inch box trees are planted 30 feet on center within the street landscape area, including shrubs and groundcover. A 10 foot wide intense landscape buffer, consisting of 24 inch box large evergreen trees, is provided along the south property line adjacent to the existing single family residential development. An 8 foot high decorative block wall is also proposed along the south property line. Parking lot landscaping is equitably distributed throughout the interior of the site.

Elevations

The 4 story multiple family residential building extends up to 54 feet in height, necessitating a waiver of development standards. The 3 story portion of the building is set back 73 feet from the south property line, adjacent to the existing single family residential development. Exterior materials include a stucco exterior, decorative metal awnings, railings around balconies, and faux stone tiles. The mass of the building is reduced by off-set surface planes and parapet walls along the roofline at varying heights.

Floor Plans

The plans depict 44, one bedroom units and 48, two bedroom units. Open space areas within the building feature a social club, fitness center, and patio area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states it is important to note that the building ridgeline is at a height of 49 feet, 8 inches. The majority of the increased height will be composed of roof slope and not living space. The slight increase in height is to shield the mechanical units from view. The building meets the residential adjacency requirement. Also, the south elevation, facing the single family residential development, is only 3 stories. The proposed increase in wall height to 8 feet along the south property line will match the height of the previously approved wall, providing a uniform look for the entire development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0886	Reclassified a portion of the project site to R-5 zoning for a multiple family residential development	Approved by BCC	February 2020
VS-19-0887	Vacated patent easements and right-of-way	Approved by BCC	February 2020
WS-0821-02 (ET-0179-05)	First extension of time for alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	September 2005
VS-0664-03	Vacated various easements	Approved by PC	June 2003
WS-0821-02	Alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	August 2002
VS-0758-02	Vacated patent easements - recorded	Approved by PC	July 2002
TM-0221-02	1 lot commercial subdivision	Approved by PC	July 2002
ZC-0217-02	Reclassified the project site to C-1 and C-2 zoning for a future commercial development	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Undeveloped & shopping center
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General	R-2	Single family residential
West	Commercial General	C-1 & C-2	Retail center & undeveloped

Related Applications

Application Number	Request
VS-21-0424	A request to vacate a public access easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states the site is currently planned for Commercial General which allows for intense commercial development. The Spring Valley Land Use Plan was last amended in October of 2014. Also, in April of 2015, the new Urban Land Use Policies were adopted. There are many commercial uses near the site as well as other approved multiple family projects in the immediate area, including the adjacent parcel to the east (APN 163-30-501-002) which was approved for an R-5 multiple family development via NZC-19-0886. The new site is also nearby The Mercer mixed-use development; therefore, a mixture of uses, including properly designed multiple family, is appropriate for the area.

Staff finds that since the 2014 adoption of the Spring Valley Land Use Plan, several multiple family and mixed-use development projects have been approved and/or developed within the surrounding area. For example, a U-V zoned mixed-use development and an R-4 zoned multiple family development (NZC-0898-16), located 355 feet and 690 feet to the northwest of the project site respectively, on the north side of Tropicana Avenue have been constructed since the adoption of the Land Use Plan. Furthermore, an R-5 zoned multiple family development (NZC-0418-16), located 1,000 feet to the northwest of the project site on the north side of Tropicana Avenue, has been constructed since the adoption of the Spring Valley Land Use Plan. Tropicana Avenue is an arterial street planned for commercial and multiple family uses. The demand for additional multiple family housing constitutes a change in trends since the previous adoption of the Spring Valley Land Use Plan; therefore, staff finds the proposed R-5 zoning appropriate for the project site.

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

The applicant indicates site is currently zoned C-1 and C-2 and the Spring Valley Master Plan allows for commercial general. The site is located in between other intense commercial uses at Tropicana Avenue and Hualapai Way, as well as Tropicana Avenue and Tee Pee Lane. A properly designed multiple family project will be a good buffer to the residential development to the south of the new site as well as provide an adequate buffer for the balance of the new site that will remain zoned C-2 on the corner of Tropicana Avenue and Grand Canyon Drive. As mentioned above, on the northwest corner of Tropicana Avenue and Grand Canyon Drive is The Mercer mixed-use development and developing R-4 and R-5 zoned multiple family projects. Additionally, the site will be a continuation of the previously approved site to the east; therefore, the intensity and density of a multiple family development is appropriate for the area.

As noted above, NZC-0898-16 was approved by the Board of County Commissioners (BCC) in March 2017 for a senior housing multiple family development consisting of 182 units at 36.4 dwelling units per acre, and NZC-0418-16 was approved by the BCC in September 2016 consisting of 294 units at 29 dwelling units per acre. Furthermore, the adjacent parcel to the east, (APN 163-30-501-002 included with this application), was approved via NZC-19-0886 by the

BCC in February 2020 for an R-5 multiple family development consisting of 174 units at 35 dwelling units per acre; therefore, the proposed R-5 zoning is compatible with the density and intensity of the existing and planned land uses in the area, and should provide an appropriate transition from the commercial uses to the west and the previously approved multiple family development to the east.

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

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the site and the applicant will provide the necessary infrastructure connecting the existing utilities to the site. The site is located near Tropicana Avenue, a 100 foot wide road, and on Grand Canyon Drive, an 80 foot wide road. There will be no substantial adverse effect to the schools as there are existing high schools, middle schools, and elementary schools in the general area. Plus, the proposed project doesn't have any 3 bedroom units. Instead, there are only 1 and 2 bedroom units which in the applicant's experience do not necessarily result in many school age children living in the development. The multiple family vacancy rate in the area is approximately 3 percent where it usually ranges from 6 to 7 percent. The site will provide recreational amenities which will not burden Clark County recreation facilities. Fire services and police services similarly will not be substantially affected by the development of the site. Finally, the applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 13 additional elementary school, 6 middle school, and 7 high school students. The school district indicates Abston Elementary School, Fertitta Middle School, and Durango High School are under capacity by 154, 233, and 190 students, respectively.

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

The applicant states pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the site is located along a major arterial, Tropicana Avenue, and Grand Canyon Drive so it has ideal circulation for multiple family development with a large capacity to handle traffic volume. Additionally, the new site and approved site will have cross access which will help keep vehicles on the site and off of the rights-of-ways. It is located near public facilities and mass transit stops necessary to support a multiple family development and is located adjacent to other residential neighbors and commercial complexes. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific multiple family residential policies of the Urban Land Use Policies including the following: 1) encourage multiple family developments to be located near transit stops and road networks that can accommodate higher residential densities; 2) encourage

spatial distribution rather than massing of buildings; 3) encourage multiple amenities within multiple family projects; and 4) encourage the use of drought tolerant landscaping.

Staff finds the proposed nonconforming zone boundary amendment conforms to several goals and policies in the Comprehensive Master Plan. Goal 2 of the Plan encourages providing opportunities to mix uses such as commercial, office, and multiple family residential near one another. Furthermore, Goal 10 promotes higher intensity activity centers with multiple uses such as business, commercial, and multiple family residential. Additionally, Growth Management, Community Design Policy 6 encourages the adjacency of living and employment opportunities; therefore, the location of the proposed R-5 residential zoning district is an appropriate and compatible use with the existing and planned residential and commercial developments within the surrounding area.

Summary

Zone Change

A substantial increase in commercial development in the area since the last adoption of the Spring Valley Land Use Plan has contributed to an increased demand for housing. In addition, the proposed R-5 zoning is compatible with the density and intensity of the surrounding development and planned uses. Utility purveyors have not indicated that the zoning would negatively impact public facilities and services, and the proposed zoning complies with goals and policies in the Comprehensive Master Plan; therefore, staff can support the nonconforming zone boundary amendment to R-5 zoning.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has no objection to the proposed increase in wall height along the south property line. A condition of ZC-19-0886 was to construct an 8 foot high, split face block wall along the south property line of APN 163-30-501-002 to provide additional buffering between the multiple family buildings and the adjacent single family residential development. The proposed 8 foot high block wall along the south property line of APN 163-30-518-003 is a continuance of the previously approved block wall. The proposed wall consists of split face block and provides additional mitigation between the multiple family building and existing residences; therefore, staff recommends approval.

Waiver of Development Standards #2

The increased building height is necessary to accommodate the vaulted ceilings within the dwelling units, in addition to screening the mechanical units that are cut into the roof. The screening for the mechanical units provides an additional architectural enhancement to the building. Furthermore, the south elevation of the multiple family building, oriented towards the

existing single family residential development, is only 3 stories. An 8 foot high decorative CMU block wall, in addition to an intense landscape buffer, are provided along the south property line to provide mitigation to the building height increase; therefore, staff recommends approval of the waiver request.

Design Reviews

Staff finds the proposed multiple family residential development complies with several goals and policies within the Comprehensive Master Plan. Urban Specific Policy 51 encourages several amenities such as usable open space, swimming pools, and community centers; Policy 54 encourages multiple family buildings to be oriented in varying directions to avoid the monotony of a linear pattern; and Policy 55 encourages design alternatives to reduce the visual mass of buildings. With this development, the project provides several amenities including open space, a swimming pool, clubhouse, and fitness center. Furthermore, the buildings include off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights; therefore, staff can support the design review request. Staff can also support the integration of the 2 project sites, as the proposed cross access points eliminate the need for a driveway along Grand Canyon Drive, a collector street, thereby reducing on-site and off-site traffic congestion; therefore, staff recommends approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Per site plan on file;
- 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;

- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

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 #0329-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135

DRAFT

3

10/05/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

GRAND CANYON DR/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0424-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-30-518-003

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a pedestrian access easement measuring 794 square feet located along the west property line of the project site, adjacent to Grand Canyon Drive. The easement is no longer needed and is necessary for the development of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0821-02 (ET-0179-05)	First extension of time for alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	September 2005
VS-0664-03	Vacated various easements	Approved by PC	June 2003
WS-0821-02	Alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	August 2002
VS-0758-02	Vacated patent easements - recorded	Approved by PC	July 2002
TM-0221-02	1 lot commercial subdivision	Approved by PC	July 2002
ZC-0217-02	Reclassified the project site to C-1 and C-2 zoning for a future commercial development	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Undeveloped & shopping center
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General	R-5	Multiple family residential
West	Commercial General	C-1 & C-2	Retail center & undeveloped

Related Applications

Application Number	Request
NZC-21-0423	A nonconforming zone change to reclassify 2.4 acres from a C-1 zone and a C-2 zone to an R-5 zone for a proposed multiple family development 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 a pedestrian access easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m. unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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

- 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: OVATION CONTRACTING, INC.

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

3

Application Number: VS-21-0424

Property Owner or Subdivision Name: W P I-GRAND TROP L L C & U A P-GRAND TROP LLC

Public Hearing: Yes [X] No []

Staff Report already created: Yes [X] 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) 9/14 Spring Valley TAB;10/5 PC;11/3 BCC
Amend Write-up
Renotify
Make a public hearing (Radius:)
Rescheduling
[X] Other: Delete and add APNs.
Additional fees - \$AMOUNT OF ADDITIONAL FEES:
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUNDS:

Reason for Change: Delete APNs 163-30-501-002 and 163-30-518-001 and replace with APN 163-30-518-003. Accela has been updated.

Change initiated by: MND Date: 8/30/21
Change authorized by: JCT Date: 8/30/21
Change processed by: A Date: 8/30/21
Follow up assigned to: Mark Instructions: Return file to Mark

Parcel Number(s): 163-30-518-003

3

Mark Donohue

From: Mark Donohue
Sent: Monday, August 16, 2021 8:47 AM
To: Nicole Razo
Cc: James McFarland; Esther Martinez
Subject: RE: NZC-21-0423 & VS-21-0424 10/05 PC

Yes; I will do an ALA. APN 163-30-518-001 must be revised to 163-30-518-003. I will also delete APN 163-30-501-002 from VS-21-0424 as this parcel number is not associated with the vacation. Thank you for the reminder. - Mark

From: Nicole Razo <Nicole.Razo@clarkcountynv.gov>
Sent: Monday, August 16, 2021 8:40 AM
To: Mark Donohue <mtonohue@ClarkCountyNV.gov>
Cc: James McFarland <James.McFarland@ClarkCountyNV.gov>; Esther Martinez <Esther.Martinez@ClarkCountyNV.gov>
Subject: NZC-21-0423 & VS-21-0424 10/05 PC

Hi Mark,

I noticed one of the parcels for these companion items is different.

NZC has 163-30-501-002 & 163-30-518-003
VS has 163-30-501-002 & ~~163-30-518-001~~

The highlighted parcel on the VS is not coming up in open door or in the notify program. I just want to make sure that parcel shouldn't be replaced with 163-30-518-003.

Please advise. Thank you.

Nicole Razo
Administrative Specialist
Department of Comprehensive Planning
T: 702-455-3135 | F: 702-868-2530



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4

10/05/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

TENAYA WY/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0440-FLAMINGO TENAYA LLC:

USE PERMIT for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a place of worship and office complex on 1.8 acres in a C-P (Office and Professional) Zone.

Generally located on the northwest corner of Tenaya Way and Flamingo Road within Spring Valley. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-15-402-004

WAIVER OF DEVELOPMENT STANDARDS
Reduce parking to 98 spaces for a place of worship and office complex where a minimum of 142 spaces are required per Table 30.60-1 (a 31% reduction).

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description
General Summary

- Site Address: 4035 S. Tenaya Way
- Site Acreage: 1.8
- Project Type: Place of worship in conjunction with an office complex
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 26,117 office complex/3,907 place of worship
- Parking Required/Provided: 142/98 office complex

Site Plan

The site is developed as an office complex consisting of 2 office buildings located in the central portion of the parcel. There are 2 separate parking lots for the site, one to the north of the buildings and the other to the south. Access is provided to the property by existing drives from Tenaya Way and Flaming Road.

Landscaping

No changes are proposed or required to existing landscape areas with this request. Existing landscape areas consisting of trees, shrubs and groundcover are located adjacent to the streets, adjacent to the office buildings, and within the parking areas.

Elevations

The buildings are each 2 stories and approximately 35 feet in height. The buildings have combinations of flat roofs behind parapet walls and pitched roofs with Spanish tile for roofing material. The exterior of the buildings have a stucco finish painted in earth tone colors.

Floor Plans

The office complex has a total building area of 26,117 square feet divided between 2 buildings, and each building is 2 stories high. The proposed place of worship will be located on the first floor of the southernmost building. The place of worship will occupy 3,907 square feet of the first floor of the building. The plan indicates the place of worship will consist of a 2,543 square foot sanctuary for services, and a 1,364 square foot office and reception area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that a place of worship is a compatible use within an office complex. The applicant indicates that services for the place of worship will occur in the evenings and weekends when other tenants of the office complex are closed; therefore, the parking demand for the site will be reduced by the uses operating at different times avoiding parking conflicts for the tenants of the complex.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0783-16	A proposed school within an office complex	Approved by PC	January 2017
DR-1088-99	Office complex	Approved by PC	August 1999
ZC-1902-97	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	January 1998

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive 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 request is to allow a place of worship within a portion of an existing office complex. Places of worship have been established in other office complexes in the County and have been found to be compatible with other uses within these office complexes. Access to the site is provided by Flamingo Road, an arterial street, and Tenaya Way, a collector street. These existing rights-of-way will be able to accommodate the traffic generated by the proposed place of worship. The office complex is surrounded by single family residential developments to the north, east, and south, and a multiple family residential development to the west. Places of worship have been found to be compatible uses when adjacent to residential development, especially when the place of worship has access from collector or arterial streets; therefore, staff finds that the use of a portion of this site for a place of worship will not have an adverse effect on the adjacent properties and can support the use permit.

Waiver of Development Standards

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

The applicant is requesting a 31% reduction in parking which is extreme. However, the applicant has submitted a parking analysis that shows the 98 parking spaces on the site are adequate to meet the parking demands for the office complex and place of worship. Information submitted by the applicant indicates that the place of worship and the office uses within the complex will operate at different times, thereby avoiding conflicts with parking demand for the different uses. This staggering business/operation time technique to control parking at other similar facilities has been successful. Based on the parking analysis submitted and the success of staggering times for different uses for similar facilities, staff finds the proposed parking reduction will not have a negative impact on other businesses within this facility on adjacent developments and can support the waiver.

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 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:
PROTESTS:

APPLICANT: FLAMINGO TENAYA LLC

**CONTACT: MOSER ARCHITECTURE STUDIO, 5975 EDMOND STREET, LAS VEGAS,
NV 89118**

10/06/21 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

HUALAPAI WY/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400134 (UC-0933-14)-HUALAPAI ASSOCIATES, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

163-18-314-005

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3700 S. Hualapai Way #106
- Site Acreage: 1.7
- Project Type: Massage establishment
- Square Feet: 1,334 (lease space)
- Parking Required/Provided: 108/114

Site Plan & Request

The request is for a review of a massage establishment (New Life Body) that offers massage treatments to help people relax and restore body movement. The facility occupies a 1,334 square foot suite on the first floor of the building and on the east side of the site.

Landscaping

All parking lot and street landscaping exists and no additional landscaping was proposed or required with the original application request.

Floor Plans

The approved floor plans show 5 therapy rooms, an office, waiting/reception area, employee breakroom, and a rest room.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400068 (UC-0933-14):

Current Planning

- Until August 16, 2021 to review as a public hearing.
- 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; 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.

Listed below are the approved conditions for UC-0933-14 (AR-0128-17):

Current Planning

- Until August 16, 2020 to review as a public hearing.
- 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.

Listed below are the approved conditions for UC-0933-14:

Current Planning

- 2 years to commence and review as public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they have abided by all requirements of Clark County and have no incidents from the Las Vegas Metropolitan Police Department. In addition, the applicant is requesting to make this use permit permanent with no future reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400068 (UC-0933-14)	Second application for review of a massage establishment	Approved by PC	August 2020
UC-0933-14 (AR-0128-17)	First application for review of a massage establishment	Approved by BCC	October 2017
UC-0933-14	Massage establishment	Approved by BCC	January 2015
UC-0567-09	Massage establishment - expired	Approved by PC	October 2009
DR-2011-03	Commercial/office complex	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High	R-3	Condominium complex
South	Commercial Neighborhood	C-2	Commercial/office complex
East	Commercial Neighborhood	C-1	Commercial/office complex
West	Major Development Project (Summerlin South) - Commercial	C-2	Undeveloped

STANDARDS FOR APPROVAL

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

Analysis

Current Planning

Title 30 standards of approval 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.

Since the original approval there have been no known complaints or issues from the Las Vegas Metropolitan Police Department or Clark County Code Enforcement. The applicant is currently operating their business with a temporary license issued by the Clark County Business License Department. Staff can support this application for review and to remove the time limit.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JIANGANG LIU

CONTACT: JIANGANG LIU, NEW LIFE JIANHUI LLC, 9984 STAR LAKE AVE, LAS VEGAS, NV 89148

DRAFT

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10/06/21 BCC AGENDA SHEET

LIGHTING AND SIGNAGE
(TITLE 30)

DURANGO DR/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400135 (DR-18-0376)-MAVERIK, INC.:

DESIGN REVIEWS FIRST EXTENSION OF TIME to commence the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved convenience store and gasoline station on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:
163-29-813-003

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Lighting and signage
- Light Pole Height (feet): 16 (parking lot lights)
- Sign Height (feet): 20 (proposed freestanding signs)
- Sign Area (square feet): 104.9 (proposed freestanding on Russell Road)/104.9 (proposed freestanding on Durango Drive)/209.8 (total freestanding)/84 (southern wall sign)/11.5 (eastern wall sign)

Site Plans & Request

The plans depict a convenience store and gasoline station with a fuel canopy via WS-0983-17 (expired). The plans show the gasoline station (fuel canopy) is set back 62 feet north of Russell Road and 79 feet from Durango Drive. The convenience store is located on the north side of the fuel canopy and 173 feet from the south property line along Russell Road.

However, WS-0983-17 has since expired, and the applicant is in the process of resubmitting the entire project again to Current Planning staff for review and processing. DR-18-0376 was previously approved for lighting and signage for this site, and today, the applicant is requesting a

first extension of time for signage and lighting for the development as required in the CMA Design Overlay District.

Lighting

The previously approved plans depict 2 different types of proposed lighting as follows: 1) 16 foot high light poles distributed throughout this site; and 2) wall mounted lighting. The plans show eight, 16 foot high decorative posts located in the landscape areas distributed throughout the site. The plans show wall fixtures located on the elevations of the building. Additional lighting is provided under the fuel canopy. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

The previously approved plans depict one, 20 foot high, 104.9 square foot freestanding sign located on the southeast corner of the site oriented toward Russell Road and one, 20 foot high, 104.9 square foot freestanding sign located on the eastern side of the site oriented toward Durango Drive. The other signs are illuminated wall signs on the south and east sides of the building. The signs will include the Maverik logo and letters up to 4 feet, 10 inches high.

Previous Conditions of Approval

Listed below are the approved conditions for DR-18-0376:

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

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 #0297- 2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant, COVID-19 has changed the dynamics of the way the company can move forward with the project. The company has struggled with moving forward with regards to staffing, consultants, and personnel changes due to the pandemic. The approval timeframes for the use permit and waiver of development standards lapsed due to new employees not being aware of the approval timeframes. Per the applicant, the original application for the site project will be resubmitted to planning staff and be heard again by the Spring Valley Town Board and the Board of County Commissioners.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0376	Signage and lighting for a convenience store	Approved by BCC	July 2018
VS-18-0150	Vacated and abandoned a drainage easement and flood control right-of-way	Approved by PC	April 2018
WS-0983-17	Convenience store and gas station - expired	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South & West	Commercial General	C-2	Undeveloped
East	Public Facilities	P-F	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Although building permits BD19-05038 and BD19-06529 have expired, a separate document application for pedestrian access easements is still active with the Clark County Mapping Team (SD21-990023). Since the applicant is making an effort to continue the project by resubmitting the associated waivers of development standards and design reviews for the overall project site, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MAVERIK

CONTACT: MAVERIK INC, 185 S. STATE ST #800, SALT LAKE CITY, UT 84111

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10/06/21 BCC AGENDA SHEET

HOTEL
(TITLE 30)

QUARTERHORSE LN/SOBB AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0431-C H D CONVENIENCE, LLC:

USE PERMIT to allow kitchens in conjunction with a hotel.
DESIGN REVIEWS for the following: 1) a proposed hotel; and 2) finished grade on 2.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Quarterhorse Lane and Sobb Avenue within Spring Valley. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:
163-32-311-012

USE PERMIT:
Allow kitchens in hotel guestrooms where not allowed per Table 30.44-1.

- DESIGN REVIEWS:
1. Hotel with kitchens.
 2. Increase finished grade to 51 inches where 18 inches is the standard per Section 30.32.040 (a 183% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 9180 W. Post Road
- Site Acreage: 2.2
- Project Type: Hotel with kitchens in guestrooms
- Number of Stories: 4
- Building Height (feet): 50
- Square Feet: 94,164
- Parking Required/Provided: 99/100

Site Plans

The plans depict a proposed hotel to be in the center portion of the parcel that will provide for 99 rooms with kitchens. Parking spaces are located to the north and south of the hotel, cross access is provided with the medical office complex to the east and southeast, which includes existing driveways on Sobb Avenue, Post Road, and Quarterhorse Lane. The proposed hotel with kitchens is an extended stay hotel with 99 rooms with a maximum stay of 30 days.

Landscaping

Landscaping will be provided around the perimeter of the site, within the parking lot, and around the base of the proposed buildings. Street landscaping along Sobb Avenue and Quarterhorse Lane will be 10 feet wide. There is also a 10 foot wide planter along the south property line adjacent to an internal private driveway.

Elevations

Most of the hotel building is approximately 43 feet high to the base of the parapet wall but will extend up to 50 feet in height with architectural features on the roof. Exterior materials include a masonry tile base and panel siding separated by various wrap finishes, and a façade consisting of CMU exterior, stone veneer, and storefront window and door treatments.

Floor Plans

The first floor of the hotel includes a lobby area, registration desk, breakfast area, gathering room, fitness room, offices, a laundry room, and ancillary uses. The second through fourth floors include mostly hotel rooms with kitchens for a total of 99 rooms that are provided in the hotel.

Signage

Signage is not a part of this request.

Applicant's Justification

The plan submitted shows access to the internal road network for the commercial property; therefore, proposing no new driveway cuts onto either Sobb Avenue or Quarterhorse Lane. The proposed project is an extended stay hotel that consists of a 99 room, 4 story hotel consisting of transient lodging with a 30 day maximum length of stay and kitchenettes in each room. The increase in finished grade is needed to ensure that the building is set high enough above the grade in Sobb Avenue and Quarterhorse Lane to provide adequate flood protection.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0225	Hotel with kitchens - expired	Approved by PC	May 2018
ET-18-40056 (DR-0156-16)	First extension of time for a proposed hotel on 2.2 acres - expired	Approved by PC	April 2018
DR-0156-16	Proposed hotel on 2.2 acres - expired	Approved by PC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0221-08	Increased building height to 56 feet and a design review for a proposed 123 room hotel - expired	Approved by PC	April 2008
UC-0848-06	Increased building height to 56 feet and a design review for a proposed 99 room hotel - expunged by UC-0221-08	Approved by PC	July 2006
DR-0514-05	Master sign plan for a medical office complex	Approved by BCC	May 2005
DR-1940-03	Commercial complex	Approved by PC	January 2004
TM-0383-03	Commercial subdivision	Approved by BCC	October 2003
ZC-1434-03	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Undeveloped
South	Business and Design/Research Park	C-2	Undeveloped pad site in the adjacent commercial complex
East	Business and Design/Research Park	C-2	Office building & an undeveloped pad site in the adjacent commercial complex
West	Business and Design/Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

**Analysis
Current 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 Comprehensive 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 hotel will provide extended stay options for those working or for long-term visitors, including those who will visit the hospital. Staff finds the proposed kitchens will provide a service to the customers of the hotel who are staying there to be near relatives at the hospitals and patients using the adjacent medical office complex. This request conforms to Urban Specific Policy 7 of the Comprehensive Master Plan that states land uses that are complementary and are

of similar scale and intensity should provide appropriate connectivity and not be segregated. Staff can support this request.

Design Review #1

The project complies with Urban Specific Policy 65 of the Comprehensive Master Plan which encourages cross access to reduce and limit points of ingress and egress, along with Policy 67, which encourages development that is compatible with abutting uses (the hotel is compatible and integrated with the adjacent medical office complex) and Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. Likewise, the CMA Design Overlay District is intended to promote and ensure high quality non-residential developments, and the project complies with the standards of the district such as breaking-up the roofline and distributing the parking spaces around the site. Staff can support the design review.

Public Works - Development Review

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.

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

- Provide 1 loading space for the project;
- 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

- 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.
- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLAYTON NEILSEN

CONTACT: CLAYTON NEILSEN, 6765 WEST RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

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