



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 28, 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 September 14, 2021. (For possible action)
- IV. Approval of the Agenda for September 28, 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. **ET-21-400144 (UC-0308-16)-COMHAR HOLDINGS JONES LLC:**
USE PERMIT THIRD EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/lm/jo (For possible action) **10/19/21 PC**
 3. **WS-21-0450-COMHAR HOLDINGS JONES LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping requirements; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** modifications to an approved vehicle (automobile) wash facility; and **2)** finished grade on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN /al/jo (For possible action) **10/19/21 PC**
 4. **NZC-21-0468-HACIENDA ASSOCIATES LP:**
ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setbacks; **3)** increase wall height; **4)** reduce width of private streets; **5)** reduce street intersection off-set; and **6)** reduce back of curb radius.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

5. **VS-21-0469-HACIENDA ASSOCIATES LP:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**
6. **TM-21-500139-HACIENDA ASSOCIATES LP:**
TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action) **10/19/21 PC**
7. **WS-21-0445-DM APARTMENTS LP & DURANGO WARM SPRINGS III, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved multiple family residential development on 6.4 acres in an R-5 (Apartment Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the west side of Cimarron Road within Spring Valley. MN/jt/jo (For possible action) **10/19/21 PC**
8. **VS-21-0449- NP DURANGO, LLC:**
VACATE AND ABANDON portion of a right-of-way being Roy Horn Way located 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) **10/20/21 BCC**
9. **WC-21-400136 (ZC-20-0321)-PROJECT MINT REHAB, LLC:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 30 feet for Karms Park Court with a portion of a cul-de-sac on 2.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley. MN/jgh/jo (For possible action) **10/20/21 BCC**
10. **WS-21-0453-GKT ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase sign height; **3)** increase sign area; and **4)** modified driveway design standards. **DESIGN REVIEWS** for the following: **1)** a proposed office building; **2)** comprehensive sign plan; and **3)** finished grade on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/jo (For possible action) **10/20/21 BCC**

11. **WS-21-0471-GRAMERCY (MIXED-USE) OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an inverted street cross section; **2)** increase the number of dwelling units accessing a private drive; **3)** reduce curb radius; **4)** reduce driveway distance; **5)** reduce throat depth; **6)** increase animated sign area; **7)** allow video messaging; and **8)** reduce setbacks.
DESIGN REVIEWS for the following: **1)** single family attached (townhouse) development; **2)** retail/restaurant; and **3)** signage on 21.0 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action) **10/20/21 BCC**
12. **TM-21-500146-GRAMERCY (MIXED-USE) OWNER, LLC:**
TENTATIVE MAP consisting of 71 residential lots and common lots on 5.1 acres in a UV (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action) **10/20/21 BCC**

VII. General Business

None

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

IX. Next Meeting Date: October 12, 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

September 14, 2021

MINUTES

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

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

Catherine Godges called the meeting to order at 6:35 pm
Greg Cerven, Current Planner

II. Public Comment

None

III. Approval of **August 31, 2021** Minutes

Motion by: **John Getter**

Action: **APPROVE** after noting the August 31, 2021 meeting ended at 9:04pm

Vote: **4/0 Unanimous**

IV. Approval of Agenda for **September 14, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** after noting item 1 would be held at request of the applicant

Vote: **4/0 Unanimous**

V. Informational Items

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

None

VI. Planning & 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**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on September 28, 2021

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**

Motion by: **John Getter**

Action: **APPROVE** per staff at conditions

ADD Condition: No pine trees along south wall

Vote: **4/0 Unanimous**

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**

Motion by: **John Getter**

Action: **APPROVE** per staff at conditions

Vote: **4/0 Unanimous**

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**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: **4/0 Unanimous**

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**

Motion by: **Rodney Bell**
Action: **APPROVE** per staff recommendations
Vote: **4/0 Unanimous**

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**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions
Vote: **4/0 Unanimous**

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**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions
Vote: **4/0 Unanimous**

VII General Business

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action)

Motion by: **Catherine Godges**
Action: **Nominate Brian Morris as the representative and Rodney Bell as alternate**
Vote: **4/0 Unanimous**

2. Finalize next year's budget request and take public input regarding the budget request. (For possible action)

Motion by: **John Getter**
Action: **The items below were recommended for approval by the Board**
Vote: **4/0 Unanimous**

Administrative Services

Install A/V presentation and communication capabilities at Desert Breeze Community Center (PRIORITY RECOMMENDATION)

Background

Spring Valley is a dynamic suburban community. We have a 2020 population of 235,254. A/V support for critical government functions is effectively non-existent.

- TAB members and presenters are currently hampered in their ability to see, hear and understand
- Citizens often cannot see or hear presenters and routinely interrupt the meeting to approach the documents to view them and attempt direct debates with applicants
- For clarity, the public needs at least one overhead camera/dual monitor system to view presentations
- Adequate audio capabilities are needed for clear understanding of the TAB proceedings including public comments and to assure clear audio recordings
- The system needs to be compatible with streaming and other digital distribution
- The installation should be permanent, allowing for maximum readily available use for TAB and other county activities

While this request is from the TAB, an appropriate system will support any number of activities that occur at Desert Breeze involving health, safety, education and community growth. With that broad use in mind we suggest that various budget categories may be appropriate to fund this necessary and overdue upgrade of service to our community.

Spring Valley shirts for Town Advisory Board members

Business cards for Town Advisory Board members

Parks & Recreation

Execute the Spring Valley Trails Development Plan (Please see Appendix 1)

Background

The Spring Valley TAB worked with neighborhood, local, county, state and federal leaders to answer the need for a trails plan serving rapidly growing residential and healthcare facilities. A Map is in Appendix 1.

The plan showed major need in 2009 and that has significantly increased.

This proposal connects neighborhoods, hospitals, hospices, schools, parks and businesses with the cross-county Las Vegas Wash Trails System. The enhanced connectivity will significantly reduce the need for short vehicle trips.

Spring Valley is a dynamic suburban community. We have a 2020 population of **235,234**. For comparison, that means Spring Valley is larger than 200 major cities in America.

This is compatible and supportive of dozens of significant Clark County policies and goals. Examples significantly include: Policy 2.2.4 multipurpose facilities, Policy 6.2.4 Connectivity

- The plan was created as a partnership with the National Park Service and others and may qualify for federal assistance.
- Trails enhance the quality of life, livability and community cohesiveness
- The trails increase emphasis on multi-modal pathways

Public Works

Section 10 street repaving/slurry Coley & Belcastro

Improve visibility of stop sign at Tioga & Coley northwest intersection

Install speed bumps along Edna between Rainbow & Jones

Repave Desert Inn eastbound between Durango and Jones

Repave Torrey Pines between Sahara & Desert Inn

Repave Coley between Torrey Pines & Jones

Pave El Camino between Twain & Viking

Appendix 1



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 28, 2021** at 6:30pm

X Adjournment

Motion by: **Catherine Godges**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 7:35 p.m.

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

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
Helen Meyer Community Center, 4525 New Forest Dr.
Spring Valley Library, 4280 S. Jones
West Flamingo Senior Center, 6255 W. Flamingo
<https://notice.nv.gov/>

DRAFT

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 Development Code (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)	Approved by 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
ZC-18-0507	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 waivers of development standards #1 and #5, 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

2

10/19/21 PC AGENDA SHEET

VEHICLE (AUTOMOBILE) WASH
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400144 (UC-0308-16)-COMHAR HOLDINGS JONES LLC:

USE PERMIT THIRD EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-24-101-008; 163-24-101-009

USE PERMIT:

Reduce the setback for a vehicle (automobile) wash facility from a residential use to 33 feet where a minimum of 200 feet is required (an 83.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LANDUSE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4132 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Self service automated vehicle (automobile) wash facility
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 6,160
- Parking Required/Provided: 5/25

Site Plans

The approved plans depict a self service vehicle (automobile) wash facility. The 6,160 square foot building is located on the southern portion of the parcel with a queuing area along the north and east property lines, and parking/vacuum areas on the north side of the building. The vacuum motor is located on the northwest portion of the property. The building is set back 137 feet from the north (side) property line, 33 feet from the east (rear) property line adjacent to an existing residential use, 56 feet from the west (front) property line, and 10 feet from the south (side) property line. Access is from Jones Boulevard. The approved plans also show access to the adjacent parcels to the north and south. The entrance to the vehicle wash is on the east side of the building and the exit is on the west side of the building. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 10 foot wide landscape area is located adjacent to an existing attached sidewalk along Jones Boulevard. A 10 foot wide landscape area is located along the north, east, and south property lines except for a 40 foot portion along the east property line where the queuing lane connects to the entrance to the vehicle wash tunnel. Interior parking lot landscaping is generally distributed throughout the site. The landscape materials include trees, shrubs, and groundcover.

Elevations

The approved plans depict a single story building with a varied roofline ranging in height from 15 feet to 35 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

Floor Plans

The approved plans depict a 6,160 square foot vehicle (automobile) wash building with a wash bay, equipment room, storage room, office, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400063 (UC-0308-16):

Current Planning

- Until July 5, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works / Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400163 (UC-0308-16):

Current Planning

- Until July 5, 2020 to commence;

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

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0308-16:

Current Planning

- Provide an intense landscape buffer per Figure 10.64-12 along the east property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Commercial curb cut return driveways per Standards 222.1 and 225.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and that fire protection may be required for this facility.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN.

Applicant's Justification

The applicant states they have been working diligently on this project since the original approval and the subsequent extensions of time. They have been pursuing a cross-access agreement with the adjacent property owner, which was executed in June, 2021. However, cross-access to the north will not impact the site design; and therefore, are now able to pursue the development and construction of the project. The applicant is seeking a 1 year extension to complete the required studies and development review process and commence development at the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400063 (UC-0308-16)	Second extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2020
ET-18-400163 (UC-0308-16)	First extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2018
UC-0308-16	Reduce the setback for a vehicle (automobile) wash facility from a residential use and waived alternative landscaping with a design review for a proposed vehicle (automobile) wash facility	Approved by PC	July 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, service station, & vehicle wash
South	Commercial General	C-2	Commercial/retail center
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential
West	Commercial General	C-1	Vehicle repair & retail sales

Related Applications

Application Number	Request
WS-21-0450	Modifications to an approved vehicle (automobile) wash 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

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. Since the original approval in 2016 and subsequent extensions of time, the applicant has been working diligently towards obtaining a cross-access agreement with the adjacent property owners, which was executed in June, 2021. Staff finds that Drainage (PW21-16808, in review) and Traffic (PW21-10903, approved) studies were submitted earlier this year for review and approval. However, no building plans have been submitted to the Building Department for review. Since the applicant has requested a 1 year extension, 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

- Until July 5, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: COMHAR HOLDINGS

CONTACT: KRISTEN GOODELL, 241 W. CHARLESTON BLVD, SUITE 145, LAS VEGAS, NV 89104

2



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - UC-0308-16
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>8/26/2021</u>	APP. NUMBER: <u>ET 21-400144</u>
	PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC: <u>SPRING VALLEY</u>
	ACCEPTED BY: <u>LMN</u>	TAB/CAC MTG DATE: <u>9/28/21</u> TIME: <u>—</u>
	FEE: <u>\$</u>	PC MEETING DATE: <u>10/19/2021</u>
PROPERTY OWNER	CHECK #: <u>online</u>	BCC MEETING DATE: <u>—</u>
	COMMISSIONER: <u>LN</u>	ZONE / AE / RNP: <u>C-2</u>
	OVERLAY(S)? <u>—</u>	PLANNED LAND USE: <u>SVC6</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
APPLICANT	TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	LETTER DUE DATE: <u>—</u>
	PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	COMMENCE/COMPLETE: <u>—</u>
	APPROVAL/DENIAL BY: <u>—</u>	
CORRESPONDENT	NAME: <u>Cohhar Holdings Jones, LLC</u>	
	ADDRESS: <u>3605 South Town Center Drive, Suite B</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>	
	TELEPHONE: <u>—</u> CELL: <u>—</u>	
	NAME: <u>Comhar Holdings Jones, LLC</u>	
	ADDRESS: <u>800 Rancho Circle</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u>	
	TELEPHONE: <u>—</u> CELL: <u>702-373-2279</u>	
	E-MAIL: <u>—</u> REF CONTACT ID #: <u>—</u>	
	NAME: <u>Aptus</u>	
	ADDRESS: <u>241 West Charleston, Suite 145</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>	
	TELEPHONE: <u>702-839-1200</u> CELL: <u>—</u>	
	E-MAIL: <u>frances@aptusgroup.com</u> REF CONTACT ID #: <u>—</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-24-101-008/163-24-101-009

PROPERTY ADDRESS and/or CROSS STREETS: 4132 S. Jones Blvd Las Vegas, NV 89103

PROJECT DESCRIPTION: New Car Wash

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

Demetrius McWhorter
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 08/15/2021 (DATE)
 BY Demetrius McWhorter
 NOTARY PUBLIC: Jacob...

Demetrius McWhorter, Trustee
 Property Owner (Print)



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

June 7, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155

Re: Express Car Wash
APN: 162-24-101-008 and 162-24-101-009
Application: UC-0308-16

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Extension of Time for previously approved Design Review, Use Permit and Waiver

We respectfully request an Extension of Time for a period of 1 year for the proposed development of an express car wash located at 4132 South Jones Boulevard, which is along Jones Boulevard just south of Flamingo Road in Las Vegas, Nevada.

Please understand that the owner has been diligently pursuing a site layout that will appease both public works and the fire department.

Our owner has held off from developing the site until they were able to conclude the negotiations, because the outcome had a significant impact on the site flow and location of our curb cut from our property to the street. We are pleased to advise that last week we successfully received the executed cross access agreement with the south property owner. With that in hand, our owner has re-entered negotiation with the property owner to the North. However, cross-access to the North will not impact site design and therefore we are now able to pursue the development and construction of the proposed carwash.

Please be aware that this will be the 5th such carwash that this owner has developed in Las Vegas, the second in the County jurisdiction (with the first being the one located at 2710 Desert Inn Rd & Topaz). This owner has previously demonstrated the means and wherewithal to complete these projects, and is now able to do so in earnest on the subject property without delay.

Please let us know if you should have any questions.

Sincerely,



Kristen G. Goodell, AIA

aptus

3

10/19/21 PC AGENDA SHEET

VEHICLE (AUTOMOBILE) WASH
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0450-COMHAR HOLDINGS JONES LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping requirements; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) modifications to an approved vehicle (automobile) wash facility; and 2) finished grade on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN /al/jo (For possible action)

RELATED INFORMATION:

APN:

163-24-101-008; 163-24-101-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive parking lot landscaping where landscaping is required per figure 30.64-14.
- b. Permit an alternative landscaping design adjacent to Jones Boulevard where landscaping is required per Figure 30.64-17.
2. Reduce driveway throat depth to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS

1. Modifications to an approved vehicle (automobile) wash facility.
2. Increase finished grade to 54 inches (4.5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4132 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Self service automated vehicle (automobile) wash facility
- Number of Stories: 2
- Building Height (feet): Up to 34

- Square Feet: 7,187
- Parking Required/Provided: 5/25

Site Plans

The approved plans depict a self service vehicle (automobile) wash facility. The building is located on the southern portion of the parcel with a queuing area along the north and east property lines, and parking/vacuum areas on the north side of the building and the vacuum motor is located in this area. The building is set back 152 feet from the north (side) property line, 54 feet from the east (rear) property line adjacent to an existing residential use, 46 feet from the west (front) property line, and 5 feet from the south (side) property line. Access is from Jones Boulevard. The plans also show access to the adjacent parcels to the south. The entrance to the vehicle wash is on the east side of the building and the exit is on the west side of the building. A trash enclosure is located on the northwest portion of the site.

Landscaping

A minimum 10 foot wide landscape area is located adjacent to an existing attached sidewalk along Jones Boulevard. A 10 foot wide landscape area is located along the north and east property lines. A minimum 5 foot wide landscape area is depicted along the south property line. The applicant is requesting a wavier to allow landscaping along Jones Boulevard to consist of shrubs and groundcover with no trees because of existing easements along Jones Boulevard that prevent the planting of trees. The applicant is requesting to waive interior parking lot landscaping and is proposing to provide shade canopies at the vacuum/parking spaces instead of trees. The plan depicts an intense landscape area along the east property line to buffer this site from the existing residential development to the east. Landscape materials include trees, shrubs, and groundcover being provided along the east, north, and south property lines.

Elevations

The plans depict a 2 story building with a varied roofline ranging in height from 15 feet to 34 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

The shade canopies are a maximum of 11 feet in height. The canopy structures consist of a metal frame with a fabric cover. Each canopy covers an area of approximately 126 square feet.

Floor Plans

The approved plans depict a 7,187 square foot vehicle (automobile) wash building. The first floor consists of a wash bay, equipment room, storage room, office areas, and restrooms. The second floor consists of office area and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that conditions of approval for the original application and existing conditions on the site have required that the plans be modified. The applicant states they have tried to work with the property owner to the north to provide a shared access but have not been able to come to an agreement. The Board of County Commissioner required an intense

landscape buffer along the east property line to buffer this site from the residential development to the east, which has required the relocation of the building and modifications to the on-site traffic circulation. Shade canopies will be provided at the vacuum stalls which will provide more shade for these spaces than trees, which will reduce the heat island effect of the paved area. Existing easements along Jones Boulevard prevent the planting of trees along the street. The driveway throat depth is being reduced in order to comply with the required fire department turning radii. The increase in finished grade is necessary because the site slopes from northeast to southwest and the proposed location of the building is at the low end of the site. In order for the site to drain properly the finished grade must be increased.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400063 (UC-0308-16)	Second extension of time to reduce the setback for a vehicle (automobile) wash facility.	Approved by PC	August 2020
ET-18-400163 (UC-0308-16)	First extension of time to reduce the setback for a vehicle (automobile) wash facility.	Approved by PC	August 2018
UC-0308-16	Reduce the setback for a vehicle (automobile) wash facility from a residential use and waived alternative landscaping with a design review for a proposed vehicle (automobile) wash facility.	Approved by PC	July 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, service station, & vehicle wash
South	Commercial General	C-2	Commercial/retail center
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential
West	Commercial General	C-1	Vehicle repair & retail sales

Related Applications

Application Number	Request
ET-21-400144 (UC-0308-16)	Third extension of time for a vehicle (automobile) wash 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

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 #1a

Some of the main reasons why landscaping is required on properties is to improve air quality and to reduce dust, noise, glare, heat, assist in wind control, and minimize water runoff into streets. The applicant is requesting to eliminate landscaping within the parking area/vacuum spaces. However, the plans are depicting canopies over these spaces which will provide more shade than trees spaced throughout the parking area, which will help to reduce the heat island effect. Additionally, the plans depict landscaping along the north and south property lines where not required, which will help the site to comply with the reasons for providing landscaping. Since the project will be providing canopies for extra shade and additionally landscaping in other areas of the site, staff can support this waiver.

Waiver of Development Standards #1b

Existing easements along the street are a unique and special circumstance for this site that can prevent the planting of trees. The applicant is still proposing to provide a landscape area along the street consisting of shrubs and groundcover, which will assist with the reduction of dust, glare, heat, assist in wind control, and minimize water runoff. Due to the special circumstances of the existing easement and the fact that the applicant is still providing an alternative landscape design, staff can support his waiver.

Design Review #1

This is a modification of an approved project. The plans had to be amended to comply with conditions of approval on the original application by the Board of County Commissioners and due to existing site constraints. The proposed use remains consistent and compatible with existing development in the area. The design of the proposed vehicle wash building does not represent a significant change from the plans approved for the facility with the original application. The proposed changes will bring the site into compliance with the conditions of approval for the original application and allow the site to be developed within the constraints of the site; therefore, staff supports the design review.

Public Works - Development Review

Waiver of Development Standard #2

Staff worked with the applicant on the throat depths on the Jones Boulevard driveway. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting movements; therefore, staff can support the waiver.

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

- 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;
- Coordinate with Clark County Public Works- traffic management for the reconstruction (extend median) of median on Jones Boulevard.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code; and that a cross access agreement may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DEMETRIUS MCWHORTER

CONTACT: KRISTEN GOODELL, 241 W. CHARLESTON BLVD, SUITE 145, LAS VEGAS, NV 89104

DRAFT

3



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 4750
- DESIGN REVIEW (DR)
 - PUBLIC HEARING 6750
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - 4750000
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>8-18-21</u>	APP. NUMBER: <u>WS-21-0450</u>
	PLANNER ASSIGNED: <u>PI</u>	TAB/CAC: <u>Spring Valley</u>
	ACCEPTED BY: <u>PI</u>	TAB/CAC MTG DATE: <u>9-28</u> TIME: <u>6:30P</u>
	FEE: <u>\$11500</u>	PC MEETING DATE: <u>10-19-21</u>
PROPERTY OWNER	CHECK #: <u>-</u>	BCC MEETING DATE: <u>-</u>
	COMMISSIONER: <u>MV</u>	ZONE / AE / RNP: <u>C-2</u> <u>NORE</u>
	OVERLAY(S)? <u>NA</u>	PLANNED LAND USE: <u>CG</u>
	PUBLIC HEARING? <u>Y/N</u>	NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u>
APPLICANT	TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u>	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>Cohhar Holdings Jones, LLC</u>	
	ADDRESS: <u>3605 South Town Center Drive, Suite B</u>	
CORRESPONDENT	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>	
	TELEPHONE: _____ CELL: _____	
	E-MAIL: _____	
	NAME: <u>Comhar Holdings Jones, LLC</u>	
	ADDRESS: <u>800 Rancho Circle</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u>	
	TELEPHONE: _____ CELL: <u>702-373-2279</u>	
	E-MAIL: _____ REF CONTACT ID #: _____	
	NAME: <u>Aptus</u>	
	ADDRESS: <u>241 West Charleston, Suite 145</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>	
	TELEPHONE: <u>702-839-1200</u> CELL: _____	
	E-MAIL: <u>frances@aptusgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-24-101-008/163-24-101-009

PROPERTY ADDRESS and/or CROSS STREETS: 4132 S. Jones Blvd Las Vegas, NV 89103

PROJECT DESCRIPTION: New Car Wash

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

Demetrius McWhorter
 Property Owner (Signature)*

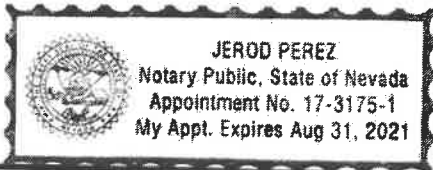
Demetrius McWhorter, Trustee
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 08/15/2021 (DATE)

By Demetrius McWhorter

NOTARY PUBLIC: Jared Lewis



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-20-100861

January 13, 2021
March 10, 2021 Revised
June 29, 2021 Revised
July 14, 2021 Revised

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O Box 551744
Las Vegas, Nevada 89155

Re: Express Car Wash
APN: 162-24-101-008 and 162-24-101-009

To Whom It May Concern:

Enclosed please find the required application materials associated with the following requests:

- Design Review and Four Waivers of Development standards

We respectfully request a Design Review for the previously approved development of an express car wash located at 4132 South Jones Boulevard, which is along Jones Blvd. just south of Flamingo Road in Las Vegas, Nevada.

Changes made concerning this application are due to BCC approval conditions and the lack of adjacent property owner commitment to allow vehicle cross access. This caused minor modifications to the site/landscape plan as well as minor building footprint and elevation modifications. Specific modifications include:

Increased landscape buffer on east property line to 10'-0". The BCC, as part of their approval conditions, required a 10' intense landscape buffer along the eastern property line. To accommodate this requirement changes had to be made the site plan / landscape plan.

A reconfigured escape lane that is located prior to entering the tunnel which allows for first responder vehicles (in case of emergency) and oversize vehicles to exit before entering the wash. The original plan was designed to have these vehicles exit onto the adjacent property. The adjacent property owner refused to allow this forcing a design reconfiguration. The reconfiguration of this escape lane now has the vehicles exit back onto the subject property. This design change caused minor site/landscape plan changes. The building footprint and elevation changed slightly as well. The resulting building footprint and square footage are now smaller and less impactful than what was previously approved at BCC.

Removed the cross access at the North. Cross access was not obtained with adjacent property owner.

Jones Blvd sewer tie in elevation (incredibly shallow) caused the relocation of the underground recycle tanks. As a result the building had to be shifted slightly south to be 10'-0" off the south property line as allowed by code.

Additionally, the exposed masonry previously approved around the building exterior has been upgraded to full stucco, and stone veneer pilasters have been added.

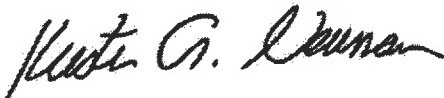
Regarding the fill for the site, we are requesting fill of 4.25 feet where 1.6 feet (18 inches) is the standard, since this site slopes from northeast to southwest and the building sits at the low end of the site. In order for the site to drain from east to west, towards Jones, it had to be raised just to obtain a minimum 1%.

Waivers of development standards being requested are:

1. Allow for a waiver of development standards of Figure 30.64-14 for the parking lot landscaping. The vacuum stalls are covered with the vacuum canopies for shade. The canopies are providing much more shade than a small shade tree would, and the trees are detrimental to the operations of the wash.
2. Allow a waiver of development standards for alternative landscaping (shrubs and ground cover only, no trees) along Jones due to an existing sewer easement that runs the entire length of the property along Jones, immediately at the site side of the property line. The sewer is shallow (less than 3' deep) and will not support tree installation or growth.
3. Allow for a waiver of development standards of CCAUSD #222.1 for a decreased driveway throat depth due to the required fire department turning radii. Decreased depths of 19'-6", 6'-6" and 4'-8". See site plan for locations.

In summary, we respectfully believe the required modifications are very minor and result in a better overall project for the immediate residents and the community and we look forward to your approval.

Sincerely,



Kristen G. Goodell, AIA

aptus

41

10/19/21 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RUSSELL RD/JERRY TARKANIAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0468-HACIENDA ASSOCIATES LP:

ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for an attached (townhouse) planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) increase wall height; 4) reduce width of private streets; 5) reduce street intersection off-set; and 6) reduce back of curb radius.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. (description on file). JJ/nld/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-401-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the area of a PUD to 4.8 acres where a minimum of 5 acres is required per Section 30.24.020 (a 4% reduction).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to 3 feet where a minimum of 10 feet is required per Section 30.24.080 (a 70% reduction).
3. Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
4. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
5. Reduce street intersection off-set to 104 feet where a minimum of 125 feet is required per Chapter 30.52 (a 16.8% reduction).
6. Reduce back of curb radius to 15 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).

DESIGN REVIEWS:

1. Attached single family residential planned unit development.
2. Increased finished grade up to 84 inches where a maximum of 18 inches is the standard per Section 30.32.04 (a 367% increase).

**LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL**

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 W. Russell Road
- Site Acreage: 4.8
- Number of Lots: 84
- Density (du/ac): 17.5
- Minimum/Maximum Lot Size (square feet): 951 (gross and net)/1,184 (gross and net)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2 to 3
- Building Height (feet): Up to 35
- Square Feet: 1,199 to 1,802
- Open Space Required/Provided: 21,127/32,384
- Parking Required/Provided: 185/190

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 4.8 acres from a C-2 zoning district to an R-3 zoning district to allow an attached (townhouse) single family residential planned unit development. The applicant conducted a neighborhood meeting on June 3, 2021, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Three people attended the meeting and did not have any comments regarding the proposed development.

Site Plans

The plans depict a residential development consisting of 84 single family attached townhome lots and 30 common area lots on 4.8 acres. The density of the overall development is shown at 17.5 dwelling units per acre. The project is made up of 4 plex and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive, Catmint Street, a private street connecting to a loop featuring 4 internal private streets. Lot 13 through lot 30, lot 49 through lot 66, and lot 67 through lot 84 are located along the east, north, and west perimeter of the project site. Lot 55 through lot 66 are located on the south portion of the site, along Russell Road. Lot 36 through lot 48 are centrally located within the project site, along the private street network. The development will be served by a single point of ingress/egress along the southwest portion of the site, adjacent to Russell Road. A 30 foot wide cross-access drive aisle is proposed at the southeast corner of the site, connecting to the existing commercial development to the east. A network of common open spaces are located throughout the development which includes a pool, spa, and cabana area located immediately to the south of lot 36 and lot 37, and an internal network of on-site pedestrian paths. The townhouse units do not include garages; therefore, all parking for the development is provided via unenclosed spaces equitably distributed throughout the site. Approximately 190 parking spaces are shown for residents and visitors where 185 spaces are required per Code. The minimum and maximum lot

areas are 951 square feet and 1,184 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 10 feet
- Interior Side Setback – zero feet (unit to unit), 5 feet from building to property line
- Side Street Corner Setback – 5 feet
- Perimeter Setback – 10 feet
- Roof Eave – extends a maximum of 2 feet from building

The plans indicate that an increase to finished grade to 84 inches is necessary due to the existing slope and future grading of the site. The increased fill will be generally located along the east side of the site where there is a grade difference from the adjacent commercial office development towards the north portion of the subject property.

Landscaping

Street landscaping consists of a 15 foot wide area, located behind an existing 5 foot wide attached sidewalk adjacent to Russell Road. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 6 foot high decorative block wall will be provided behind the street landscape area. Internal to the site, a network of on-site pedestrian paths and common open space areas, including a pool, spa, and cabana area, provide a total of 32,384 square feet of open space where 21,127 square feet of open space is required. Combined screen wall/retaining wall heights ranging between 9 feet to 12 feet in height are located along the north and east property lines of the site.

Elevations

The plans depict 4 plex and 6 plex residential units with 9 elevations. The buildings have a maximum height of 35 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the units consisting of neutral, earth tone colors. The pool house measures 14 feet in height and consists of a pitched, concrete tile roof. The building is painted with neutral, earth tone colors.

Floor Plans

The plans depict 2 story to 3 story homes with floor plans ranging between 1,199 square feet to 1,802 square feet. The floor plans feature multiple bedrooms, dining room, living room, kitchen, bathrooms, and depending on the model selected, a loft area. Each unit features a private open courtyard area located in the rear of the unit. The pool house measures 499 square feet in area and includes restroom facilities and an equipment room.

Applicant's Justification

The applicant states the setback waiver request is appropriate because the reduced setbacks to the street are internal to the subdivision street and do not impact any adjacent properties with

setbacks less than the existing C-2 zoning. The reduction to the private street width is appropriate because the reduced street width is suitable since the streets function as a drive aisle, providing access to parking stalls similar to multiple family developments. There will be no on-site parking allowed other than in parking stalls. The reduction to the street intersection off-set will not create any issues as the internal street is functioning as a knuckle or bend more than a traditional intersection. This design will allow for the movement of traffic without a queueing issue onto the adjacent public street. There is cross-access to the east and access to a driveway to Russell Road through the adjacent site. Finally, the site is not gated which will assist with on-site traffic flow. The back of curb radii design will meet all fire access requirements and meet turning movement requirements. The grade difference along the east boundary will necessitate the need for a retaining wall up to a maximum of 6 feet in total height due to slope and necessary grading for the site. The additional fill area is primarily along the east side of the site where there is a grade difference from the adjacent commercial office development towards the north portion for the property. While the lot size is only 0.18 acres deficient in size, it meets all the requirements of a PUD as enumerated above. Most importantly, the site is in-fill development and the proposed PUD promotes the general health, safety, and welfare of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
VS-21-0469	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-21-500139	A tentative map consisting of 86 attached single family residential lots on 4.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates the Spring Valley Land Use Plan was last amended in October of 2014 and due to the COVID-19 pandemic, the recent update to the Spring Valley Land Use Plan was cancelled. Nonetheless, there have been major changes and developments occurring along the Russell Road corridor between the CC 215 and Fort Apache Road. One of the major changes includes the approval and development of an R-4 zoned, multiple family development to the west of the site (APN 163-29-412-004). Like the site, the approval of the R-4 zoned, multiple family property to the west is master planned CG; therefore, a request to R-3 zoning is consistent with recent zone changes in this corridor.

This site is adjacent to existing office and retail uses to the east and southeast. To the south and west are mixed-use developments which include commercial and residential components. The closest residential developments that are not part of mixed-used developments is the single family residential development located 70 feet to the north and an apartment complex located 700 feet to the west (NZC-17-0237). The abutting commercial and mixed-use developments were all approved prior to the adoption of the most recent Spring Valley Land Use Plan in 2014. Therefore, there have been no significant changes to the area that would make this zone boundary amendment appropriate.

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

The applicant states the site is located on Russell Road, a 100 foot wide arterial street, and near both the CC 215 off-ramp and Fort Apache Road, a 100 foot wide right-of-way. Both these streets are major corridors designed specifically to accommodate large volumes of traffic. Additionally, the site is located just west of the CC 215 off-ramp. Immediately to the west of the site is 1) an existing mixed-use development consisting of residential and condominium uses and an existing R-4 zoned, multiple family development; 2) immediately to the south is the Gramercy (a mixed-use development); 3) immediately to the north is a drainage channel that provides an ideal buffer to the single family development to the north of the drainage channel; and 4) to the east is existing office buildings. The Applicant is requesting a density of just less than 18 dwelling units per acre with a maximum height of 3 stories and 35 feet. The proposed density and height are consistent with the current development within the Russell Road corridor. Thus, overall, the site's proposed density and intensity are compatible with the area.

The mixed-use development project to the south, across Russell Road, was approved with a density of 33.2 dwelling units per acre. The mixed-used development immediately to the west of the project site was approved with a density of 25.2 dwelling units per acre. The single-family residential development to the north was approved at 8 dwelling units per acre. The commercial developments to the east and southeast are C-2 zoned developments which permit the most intense commercial uses. The planned unit development consists of 17.9 dwelling units per acre. The proposed project is a lower density and intensity than the existing and approved projects in the surrounding area. The lower density and intensity of this project are not compatible with the existing and approved land uses within the immediate area.

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

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. This site is located on Russell Road, a 100-foot wide arterial street, and near the CC 215 and Fort Apache Road, another 100 foot wide arterial right-of-way. Further, the site will provide recreational amenities which will not burden Clark County recreation facilities. 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 14 additional elementary school, 8 middle school, and 11 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 at Russell Road near the CC 215 off-ramp. It is located near

public facilities and mass transit stops necessary to support the development. Additionally, the proposed development is located near large scale employment/industrial centers along the CC 215. 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 (R-3 related zoning) policies of the Urban Land Use Policies, including, but not limited to the following policies: 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 (or attached) projects; 4) encourage the arrangement of parking areas to avoid long concrete corridors of parking; and 5) encourage the use of drought tolerant landscaping.

Staff finds the location of the proposed development is incompatible with the existing commercial and mixed-use developments in the surrounding area. The proposed planned unit development is located within an area that is planned and zoned for various commercial uses. The subject parcel is appropriate for Commercial General uses. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area. Furthermore, Urban Specific Policy 8 of the Comprehensive Master Plan discourages nonconforming zone changes.

Summary

Zone Change

Staff finds there has been no change in law, policies, and trends that make this request appropriate for the area. The existing developments and approved projects adjacent to this site were all approved prior to the adoption of the Spring Valley Land Use Plan in 2014. The project is a lower density and intensity than the existing and approved projects within the surrounding area, therefore making the proposed development incompatible with the adjacent land uses. The project is not consistent with the goals and policies within the Comprehensive Master Plan. Staff finds the applicant has not satisfied the compelling justification criteria; therefore, staff recommends denial.

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.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. Staff is particularly concerned with the proposed density and the totality of the waiver of development standards requests associated with the development. Staff finds the project site is being overbuilt and is not an appropriate development between the mixed-use development to the west and the commercial development to the east; therefore, recommends denial.

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.

Waiver of Development Standards #1

The request to reduce the overall area of the PUD, in conjunction with waiver requests 2 and 3, are for specific requirements for PUD projects per Section 30.24 of the Code. As stated above, staff finds that this site is not an appropriate location for a PUD project and is not supporting the use permit portion of the application. Therefore, since staff is not supporting the use permit to allow the site to be developed as a PUD, staff cannot support the request to waive this specific requirement for the project.

Waiver of Development Standards #2

The waiver request to reduce the required setback is a self-imposed burden that staff cannot support. The building setback adjacent to the private streets, consisting of 5 feet, may result in additional vehicles parking along the private streets; therefore, staff recommends denial.

Waiver of Development Standards #3

Staff finds the topography of the project site warrants an increase to the retaining wall height proposed for the development. The combined screen wall/retaining wall height ranges between 9 feet and 12 feet along the north and east property lines, respectively. The greatest increase to the wall height occurs along the east boundary of the project site, adjacent to the existing commercial development. The increased wall height along the north property line is adjacent to an improved drainage channel. However, since staff is not supporting the zone change, use permit, and waivers of development standards, staff cannot support this request.

Design Review #1

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including varying roof lines and exterior building materials such as stucco and decorative window trimming. However, since staff is not supporting the zone change, use permit, and waivers of development standards, staff cannot support this request and recommends denial.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #5

Staff has no objection to the reduction in the street intersection off-set between Russell Road and Purple Sand. Since Purple Sand follows the existing alignment of the access to the commercial

development to the east. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #6

Staff has no objection to the reduction in the radii for both sides of the entry street, Dwarf Iris Street. The location of the proposed street is an already existing commercial driveway for access to the subject site and the site to the east. As long as the driveway is in good condition, it would not need to be replaced. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Design Review #2

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

Department of Aviation

APN 163-29-401-018 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 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

If approved:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TOUCHSTONE LIVING, INC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

4

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZC)</p> <p><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="text-align: center;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="text-align: center;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="text-align: center;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>NZC-21-0468</u> DATE FILED: <u>8/25/21</u></p> <p>PLANNER ASSIGNED: <u>MND</u></p> <p>TABICAC: <u>SPRING VALLEY</u> TABICAC DATE: <u>9/29/21</u></p> <p>PC MEETING DATE: <u>10/19/21 @ 7:00 P.M.</u> @ <u>6:30 P.M.</u></p> <p>BCC MEETING DATE: <u>11/17/21 @ 9:00 A.M.</u></p> <p>FEE: <u>\$3,961.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Hacienda Associates, LP</u></p> <p>ADDRESS: <u>468 N. Camden Dr. #300</u></p> <p>CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Touchstone Living, Inc.</u></p> <p>ADDRESS: <u>9205 Russell Road Ste 235</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Tony Celeste</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-893-4215</u></p> <p>E-MAIL: <u>aceleste@kcnvlaw.com</u> REF CONTACT ID #: <u>184674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 163-29-401-018

PROPERTY ADDRESS and/or CROSS STREETS: 9180 Russell Road

PROJECT DESCRIPTION: Zone change for a Townhome development

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

Property Owner (Signature) [Signature] George Demestgar
 Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 7th 2021 (DATE)
 By George Demestgar
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

W20-21-0468

August 6, 2021

LAS VEGAS OFFICE
1800 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.8257

VIA UPLOAD

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

**PLANNER
COPY**

Re: *Compelling Justification Letter – Nonconforming Zone Change from C-2 to R-3; Design Review for an Attached Single-Family (Townhouse) Development; Special Use Permits (1) to Establish a Planned Unit Development and (2) Allow Townhomes in an R-3 Zoned District; Waivers of Development Standards: (1) Reduce Setback for Residential Units to a Street, (2) Reduce Private Street Widths, (3) Reduce Street Intersection Off-Set, (4) Reduce Back of Curb Radii for Private Streets, (5) Increase Retaining Wall Height, (6) Reduce Lot Size for Planned Unit Development ;(7) Reduce Parking and (8) Reduce Back of Curb Radii for Existing Russell Road Driveway; Design Review to Increase Finished Grade Above 18”; and Tentative Map APNs: 163-29-401-018 and Portion of 163-29-499-011*

To Whom It May Concern:

Please be advised our office represents Touchstone Living (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 4.82 acres located on the north side of Russell Road and just west of the 215. The property is more particularly described as APN: 163-29-401-018 and a Portion of APN: 163-29-499-011 (collectively the “Site”). The Applicant is requesting a nonconforming zone change from C-2 to R-3; a design review and use permit for an attached single-family (townhouses) residential planned unit development (“PUD”) and related waivers; design review to increase finished grade over 18”; and tentative map. Concurrent with the submittal of this application, the Applicant is submitting a request to vacate and abandon a portion of Russell Road ROW and related slope easement.

Nonconforming Zone Change from C2 to R-3:

The Spring Valley Land Use Plan designation for the Site is Commercial General (“CG”) and zoned C-2. However, this request satisfies the criteria for a nonconforming zone change to R-3 with the compelling justification required by Title 30 as follows:

1. **A change in law, policies, trends, or facts after the adoption 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 Spring Valley Land Use Plan was last amended in October of 2014 and due to the COVID-19 pandemic, the recent update to the Spring Valley Land Use Plan was cancelled. Nonetheless, there have been major changes and developments occurring along the Russell Road corridor between the 215 and Fort Apache Road. One of the major changes includes the approval and development of an R-4, multi-family development to the west of the Site (APN: 163-29-412-004). Like the Site, the approval of the R-4, multi-family property to the west is master planned CG. Therefore, a request to R-3 is consistent with recent zone changes in this corridor.

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

The Site is located on Russell Road, a 100' wide ROW, and near both the 215 off-ramp and Fort Apache Road, a 100' wide ROW too. Both these streets are major corridors designed specifically to accommodate large volumes of traffic. Additionally, the Site is located just west of the 215 off-ramp. Immediately to the west of the Site is (1) an existing mixed-use development consisting of residential and condominium uses and an existing zoned R-4, multi-family development, (2) immediately to the south is the Gramercy (a mixed-use development), (3) immediately to the north is a drainage channel that provides an ideal buffer to the single-family development to the north of the drainage channel, and (4) to the east is existing office buildings. Here, the Applicant is requesting a density of just less than 18 dwelling units per acre with a maximum height of three (3) stories and 35'. The proposed density and height is consistent with the current development within the Russell Road corridor. Thus, overall, the Site's proposed density and intensity is compatible with the area.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. This Site is located on Russell, a 100' arterial ROW, and near the 215 and Fort Apache Road, another 100' arterial ROW. Further, the Site will provide recreational amenities which will not burden Clark County recreation facilities. Finally, the Applicant will mitigate any impacts the proposed development may have.

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

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 at Russell Road near the 215 off-ramp. It is located near public facilities and mass transit stops necessary to support the development. Additionally, the

proposed development is located near large scale employment/industrial centers along the 215 beltway. 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 (R-3 related zoning) policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 57 encourages multi-family developments (or R-3 density type developments as in this case) to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is along an arterial ROW, Russell Road, and the 215 off ramp. There are bus stops located near the Site.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family (or attached) projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the proposed development will have a pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

As such, the overall Site design meets the goals and policies set forth in the Urban Land Use Policies.

Design Review for Attached Single-Family Residential (Townhomes) PUD:

The Applicant is proposing to develop 86 attached single-family residential (townhomes) homes. The proposed development will consist of 4-plexes and 6-plexes. There will be 30 two (2) bedroom units and 56 three (3) bedroom units. Access to the Site is from Russell Road. The townhomes will be on the perimeter of the Site with townhomes also located in the middle of the Site. The proposed townhomes will be a mixture of two (2) and (3) stories. The proposed square footage of the townhomes will range between 1,203 square feet and 1,807 square feet. The maximum height of the buildings will be 35'. Additionally, the Site will provide outdoor amenities such as a pool/spa/cabana area. The Site is exceeding the required open space by providing 26,007 square feet of opening space where 21,613 square feet is required. The site plan and design of the buildings adheres to Title 30 standards, including but not limited to

exceeding parking requirements, meeting all setback requirements and exceeding open space requirements. In addition to meeting various Title 30 standards, the Applicant is seeking to establish the following setbacks for the townhouses:

Lot Area	853 to 1128 sq. feet
Front Setback	5 feet- to living, 3 ft for arch intrusion & enclosure
Rear Setback	10 feet
Interior Side Setback	0 feet (unit to unit), 5 ft- Building to PL
Side Street Corner Setback	5 feet
Perimeter Setback	10 feet

Roof eave will extend 2' max from building.

Special Use Permits to Establish a PUD and Allow Townhomes in an R-3 Zoned District:

The proposed development meets Title 30 objectives and standards for the following reasons:

- **Common Ownership:** Here, the Site is under common ownership and owned by Hacienda Associates, LP.
- **Minimize Adverse Impacts on Surrounding Property:** Here, the proposed development is compatible with the surrounding neighborhood and there are no adverse impacts on the surrounding properties. The proposed density is less 18 units per acre which is consistent with the approved and developed density along the Russell Road corridor which ranges between 18 units per acre and 25 units per acre. As such, the Site will have little impact on the surrounding infrastructure.
- **Encourage Infill Development that is Compatible and Harmonious with Adjacent Uses, Both Existing and Planned:** Here, the Site is an infill. There are existing multi-family and mixed use developments to the west and existing office buildings to the east. Additionally, the drainage channel to the north provides for an appropriate buffer to the single-family residential development to the north. Therefore, the Site design is compatible with the existing uses and is harmonious to the area.
- **Provide Development that is Compatible with the County's Goals and Objectives and Contributes to the General Prosperity, Health, Safety, and Welfare of the Community:** The Applicant is adhering to the Urban Land Use Policies and specifically Policies 57, 55, 51, 54, and 53 as discussed above.
- **Provide Consistency with the Plan, this Title, and Other Applicable Plans, Policies, Standards and Regulations:** The proposed development complies with the Urban Land Use Policies and Title 30.

With the establishment of the PUD, townhomes are allowed in an R-3 zoned district subject to a special use permit. The townhome product is appropriate as the attached single-family development is located near other more dense multi-family developments.

Waivers of Development Standards

- **Reduce Setback for Residential Units to a Street**

The Applicant is requesting to reduce the residential unit setback to a street to 3' where 10' is required. The waiver request is appropriate because the reduced setbacks to the street are internal to the subdivision street and do not impact any adjacent properties with setbacks less than the existing C-2 zoning.

- **Reduce Private Street Widths**

The Applicant is requesting to reduce one of the private street widths to 26' with the balance of the private streets widths to 30' where 37' is required. The proposed 26' wide private street is a small segment south of the proposed 4-plex buildings. The narrower width in this location is possible because this street has no water or sewer lines but the width still exceeds the minimum 24' for fire access. With respect to the balance of the Site's private streets, the waiver request is appropriate because the reduced street width is suitable since the streets function as a drive aisle, providing access to parking stalls similar to multifamily developments. There will be no onsite parking allowed other than in parking stalls.

- **Reduce Street Intersection Off-Set**

The Applicant is requesting to off-set to 104' where 125' is required. The reduction is at the Site's entry between Russell Road and the interior street labeled as "Catmint St." The reduction will not create any issues as the internal street is functioning as a knuckle or bend more than a traditional intersection. This design will allow for the movement of traffic without a queueing issue onto the adjacent public street. There is cross access to the east and access to a driveway to Russell Road through the adjacent site. Finally, the Site is not gated which will assist with on-Site traffic flow.

- **Reduce Back of Curb Radii for Private Streets**

The Applicant is requesting to reduce the back of curb for private streets to 15' where 20' is the standard. The design will meet all fire access requirements and meet turning movement requirements.

- **Increase Retaining Wall Height**

The grade difference along the east boundary will necessitate the need for a retaining wall up to a maximum of 6' in total height due to slope and necessary grading for the Site, as more thoroughly discussed below for the Design Review to Increase the Grade.

- **Reduce Lot Size for PUD**

The Applicant is requesting to reduce the lot size for a PUD to 4.82 acres where a minimum of 5 acres is required. While the lot size is only 0.18 acres deficient in size, it meets all the requirements of a PUD as enumerated above. Most importantly, the Site is infill development and the proposed PUD promotes the general health, safety, and welfare of the surrounding area.

- **Reduce Parking**

The Applicant is requesting to reduce the required parking from 190 parking spaces to 175 parking spaces. The requested reduction is less than 10%. The demographic is first time home buyers who generally have one vehicle. Additionally, other modes of transportation (via Uber/Lyft) have become increasing popular and driving down the demand for vehicle ownership.

- **Reduce Back of Curb Radii for Existing Russell Road Driveway**

The Russell Road driveway is required to have a 30' back of curb radii on both entry and exit sides. Here, the Russell Road driveway exist and the Applicant is requesting to utilize the existing driveway. The existing geometrics are a 15' radius on the egress side of the driveway and a 24.5' radius on the ingress side of the driveway, respectively. The existing conditions do not pose any safety issues as the private interior streets function more like a private drive aisle for a multi-family development. Additionally, this driveway's geometrics are similar to the driveway to the west for the existing condominium development.

Design Review to Increase Finished Grade Above 18":

The Applicant is requesting a design review to increase the finished grade to 84" where 18" is the standard. The additional fill area is primarily along the east side of the Site where there is a grade difference from the adjacent commercial office development towards the north portion for the property.

Tentative Map:

The Applicant is proposing 86-lots with 30-common lots over 4.8 acres. The proposed tentative map is consistent with the proposed design review and inclusion of the proposed vacated portion of Russell Road and slope easement.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Anthony J. Corsette

AJC

5

10/19/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/JERRY TARKANIAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0469-HACIENDA ASSOCIATES LP:

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

RELATED INFORMATION:

APN:

163-29-401-018

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This is a request to vacate a portion of right-of-way being Russell Road, previously recorded via document number 20000721:01114. The portion of right-of-way being vacated measures 4,331 square feet and is no longer needed as Russell Road is fully dedicated. The second portion of this request is for the vacation of an existing slope easement previously recorded via document number 20000721:01114, located on the south portion of the project site. The slope easement measures 30 feet in width with an area of 10,252 square feet. The slope easement is no longer needed as Russell Road is fully dedicated.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
NZC-21-0468	A nonconforming zone change to reclassify 4.8 acres from a C-2 zone to an R-3 zone for an attached single family residential planned unit development is a companion item on this agenda.
TM-21-500139	A tentative map consisting of 86 attached single family residential lots on 4.8 acres 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 the slope easement and a portion of the Russell Road right-of-way that are 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 17, 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

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

5



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0469</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>9/28/21</u> PC MEETING DATE: <u>10/19/21 @ 2:00 P.M.</u> <u>6:30 P.M.</u> BCC MEETING DATE: <u>11/2/21 @ 9:00 A.M.</u> FEE: <u>\$ 875.00</u>
--	-----------------------	---

PROPERTY OWNER	NAME: <u>Hacienda Associates, LP</u>
	ADDRESS: <u>468 N. Camden Dr. #300</u>
	CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Touchstone Living, Inc.</u>
	ADDRESS: <u>9205 Russell Road, Ste 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Celeste</u>
	ADDRESS: <u>1980 Festival Plaza Dr. #650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-693-4215</u>
	E-MAIL: <u>aceleste@kcnvlaw.com</u> REF CONTACT ID #: <u>167674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-29-401-018

PROPERTY ADDRESS and/or CROSS STREETS: Russell & 215

I (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Property Owner (Signature)

George Daneshgar
Property Owner (Print)

STATE OF NEVADA
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
By _____
NOTARY PUBLIC: _____

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

NOTARIAL AFFIRMATION

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 22nd day of JUNE, 2021, by GEORGE DANESHGAR, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.



Amy Aguilar

(Notary Seal)

**KAEMPFFER
CROWELL**

**KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcmvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 22, 2021

VIA UPLOAD

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

**Re: Justification Letter – Vacate and Abandon a Portion of Russell Road and Slope
Easement
APNs: 163-29-401-018 and Portion of 163-29-499-011**

To Whom It May Concern:

Please be advised our office represents Touchstone Living (the "Applicant") in the above-referenced matter. Concurrent with the submittal of the vacation and abandonment request, the Applicant is also requesting a nonconforming zone change from C-2 to R-3 to develop an attached single-family (townhouses) residential planned unit development on property located on approximately 4.82 acres located on the north side of Russell Road and just west of the 215. The property is more particularly described as APN: 163-29-401-018 and a Portion of APN: 163-29-499-011 (collectively the "Site").

The Applicant is requesting to vacate and abandon a portion of Russell Road ROW only being from the back of the existing sidewalk along Russell Road. In addition to the proposed area of ROW to be vacated, the Applicant is requesting to vacate and abandon 100% of the slope easement. This small area of Russell Road ROW and the slope easement are not needed since Russell Road is fully constructed and this area was not used for roadway improvements.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFFER CROWELL RENSHAW
GRONAUER & FIORENTINO


Anthony J. Celeste

**PLANNER
COPY**

AJC

6

10/19/21 PC AGENDA SHEET

RUSSELL & 215
(TITLE 30)

RUSSELL RD/JERRY TARKANIAN WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500139-HACIENDA ASSOCIATES LP:

TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-29-401-018

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 9180 W. Russell Road
- Site Acreage: 4.8
- Number of Units: 84
- Density (du/ac): 17.5
- Minimum/Maximum Lot Size (square feet): 951 (gross and net)/1,184 (gross and net)
- Project Type: Attached single family residential planned unit development
- Open Space Required/Provided: 21,127/32,384

The plans depict a residential development consisting of 84 single family attached townhome lots and 30 common area lots on 4.8 acres. The density of the overall development is shown at 17.5 dwelling units per acre. The project is made up of 4 plex and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive, Catmint Street, a private street connecting to a loop featuring 4 internal private streets. Lot 13 through lot 30, 49 through lot 66, and lot 67 through lot 84 are located along the east, north, and west perimeters of the project site. Lot 55 through lot 66 are located on the south portion of the site, along Russell Road. Lot 36 through lot 48 are centrally located within the project site, along the private street network. The development will be served by a single point of ingress/egress along the southwest portion of the site, adjacent to Russell Road. A 30 foot wide cross-access drive aisle is proposed at the southeast corner of the site, connecting to the existing commercial development to the east. A network of common open spaces are located throughout the development which includes a pool, spa, and cabana area located immediately to the south of lot 36 and lot 37, and an internal network of on-site pedestrian paths. The townhouse units do not

include garages; therefore, all parking for the development is provided via unenclosed spaces equitably distributed throughout the site. Approximately 190 parking spaces are shown for residents and visitors where 185 spaces are required per Code. The minimum and maximum lot areas are 951 square feet and 1,184 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 10 feet
- Interior Side Setback – zero feet (unit to unit), 5 feet from building to property line
- Side Street Corner Setback – 5 feet
- Perimeter Setback – 10 feet
- Roof Eave – extends a maximum of 2 feet from building

Landscaping

Street landscaping consists of a 15 foot wide area, located behind an existing 5 foot wide attached sidewalk adjacent to Russell Road. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 6 foot high decorative block wall will be provided behind the street landscape area. Internal to the site, a network of on-site pedestrian paths and common open space areas, including a pool, spa, and cabana area provide a total of 32,384 square feet of open space where 21,127 square feet of open space is required. Combined screen wall/retaining wall heights ranging between 9 feet to 12 feet in height are located along the north and east property lines of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
NZC-21-0468	A nonconforming zone change to reclassify 4.8 acres from a C-2 zone to an R-3 zone for an attached single family residential planned unit development is a companion item on this agenda.
VS-21-0469	A request to vacate right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-21-0468. However, since staff is not supporting NZC-21-0468, staff cannot support this request.

Department of Aviation

APN 163-29-401-018 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 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, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Verbena, Bell Flower, Calmint are previously recorded and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE
650, LAS VEGAS, NV 89135

DRAFT

6



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500139</u>	DATE FILED: <u>4/25/21</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>9/30/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>SPRING VALLEY</u>	PC MEETING DATE: <u>10/19/21 @ 7:00 P.M.</u>
			@ 6:30 P.M.
		BCC MEETING DATE: <u>11/17/21 @ 9:00 A.M.</u>	
		FEE: <u>\$750.⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Hacienda Associates, LP</u>
	ADDRESS: <u>488 N. Camden Dr. #300</u>
	CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Touchstone Living, Inc.</u>
	ADDRESS: <u>9205 Russell Road, Ste 235</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Celeste</u>
	ADDRESS: <u>1980 Festival Plaza Dr. #650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-693-4215</u>
	E-MAIL: <u>aceleste@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-29-401-018

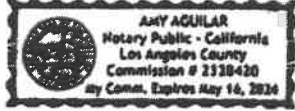
PROPERTY ADDRESS and/or CROSS STREETS: Russell & 215

TENTATIVE MAP NAME: Russell & 215 Multi-family Residential

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

Property Owner (Signature)* [Signature] Property Owner (Print) George Daneshgar

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 22, 2021 (DATE)
 by George Daneshgar
 NOTARY PUBLIC: Amy Aguilar



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

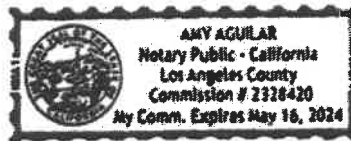
NOTARIAL AFFIRMATION

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 22nd day of JUNE, 2021, by GEORGE DANESHGAR, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.



amy aguilar

(Notary Seal)

9

10/19/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

WARM SPRINGS RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0445-DM APARTMENTS LP & DURANGO WARM SPRINGS III, LLC.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a previously approved multiple family residential development on 6.4 acres in an R-5 (Apartment Residential) Zone in the CMA Design Overlay District.

Generally located on the south side of Warm Springs Road and the west side of Cimarron Road within Spring Valley. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-09-110-020; 176-09-110-021

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the rear setback for a portion of a multiple family residential development where 20 feet is the minimum per Table 30.40-3 and 5 feet was previously approved.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.4
- Number of Units: 320
- Density (du/ac): 50
- Project Type: Multiple family
- Number of Stories: 4
- Building Height (feet): 52
- Square Feet: 292,801
- Open Space Required/Provided (square feet): 3,200/69,394

Parking

- Approved Multiple Family Development (required/provided): 544/472
- Existing Shopping Center (required/provided): 1,040/1,752

- Combined Total (required/provided): 1,584/2,224

Overview

The multiple family residential development was previously approved with a 5 foot rear setback where 20 feet is the minimum. After approval, it was discovered that a 60 foot portion of the multiple family residential development has a zero foot setback where 5 feet was approved in the southwest portion of the site. This setback is measured to the boundary of an internal pad site, and the actual setback to the southern property line of the shopping center is over 50 feet.

Site Plan

The site plan depicts a multiple family development approved on a vacant pad site within an existing shopping center. Access to the shopping center is from Durango Drive on the west, Warm Springs Road on the north, and Cimarron Road on the east. No new curb cuts are proposed, and the multiple family development will maintain cross-access with the existing shopping center.

Three adjacent multiple family buildings are proposed in the southeast portion of the shopping center. Approximate setbacks to the overall boundary of the shopping center include 240 feet to the north along Warm Springs Road, 240 feet to the east along Cimarron Road, and 50 feet to the south property line. This application is a request to eliminate the rear setback for the southwest portion of the multiple family development to the southern property line of the pad site. Overall setback to south property line of the shopping center remains at over 50 feet.

A portion of the site improvements for the multiple family residential development now also extend onto the shopping center parcel (176-09-110-020) in the southwest portion of the site where the rear setback is eliminated. These improvements include a concrete sidewalk and areas for swinging gates to open onto the adjacent parcel.

Applicant's Justification

According to the applicant, the multiple family residential project remains substantially consistent with the previously approved plans. Although the rear setback to the pad site is being eliminated for a small portion of the development, the overall setback to the southern boundary of the shopping center remains at over 50 feet, which includes a drive aisle and parking spaces.

Prior Land Use Requests*

Application Number	Request	Action	Date
NZC-19-0672	Reclassified the site to R-5 zoning for a multiple family residential development	Approved by BCC	November 2019
UC-1801-04	Design review of the shopping center and office complex with waivers of conditions of ZC-0274-03	Approved by BCC	December 2004
ZC-0274-03	Reclassified the site to C-2 and C-P zoning	Approved by BCC	March 2003

*Several other applications were submitted for the adjacent shopping center, however the applications listed in this chart are the most relevant to this project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Office Professional	C-2 & C-P	Portions of the existing shopping center including a vehicle fueling station, a vacant pad site, a medical office building, & parking spaces
South	Commercial General & Office Professional	C-2 & C-P	Portions of the existing shopping center including a drive aisle & parking spaces
East	Office Professional	C-P	Portions of the existing shopping center including a medical office building & parking spaces
West	Commercial General	C-2	Portions of the existing shopping center including retail buildings & parking spaces

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Eliminating the rear setback for a portion of the multiple family residential development does not create any negative impacts. The reduction is measured to the sound boundary of the pad site, and the overall setback to the south boundary of the shopping center is over 50 feet. A drive aisle and parking spaces separate the development from the Southwest Regional Sports Complex to the south. As a result, staff can support the 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DM APARTMENTS, LP

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

8

10/20/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 29)

DURANGO DR/MANLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0449- NP DURANGO, LLC:

VACATE AND ABANDON portion of a right-of-way being Roy Horn Way located 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)

RELATED INFORMATION:

APN:
176-05-601-028

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - UP TO LIMITED RESORT

BACKGROUND:

Project Description

This request is to vacate and abandon a remnant portion of right-of-way along Roy Horn Way. The excess right-of-way is 487 feet in length and no longer needed. According to the applicant this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way which will also facilitate pedestrian and vehicular movements and for a seamless, improved streetscape.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0387	Modifications for a resort hotel/casino with outside dining and all associated public areas	Pending by BCC	September 2021
VS-21-0388	Vacated and abandoned easements and rights-of-way	Pending by BCC	September 2021
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial	Pending by BCC	September 2021
ET-400190-18 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215
South	Commercial Tourist, Major Development Project - Commercial General, & Major Development Project - Mixed-Use	H-1, C-2, & R-3	Multiple family residential, retail center, & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban, Residential High, & Mixed-Use	R-2 & R-3	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of portions of right-of-way along Roy Horn Way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Dedicate any right-of-way and easements as required by the traffic study;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NP DURANGO, LLC

CONTACT: CARL HAGELMAN, STATION CASINOS, 1505 S. PAVILION CENTER DRIVE, LAS VEGAS, NV 89135

8



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS.21-0449</u>	DATE FILED: <u>8-18-21</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>9-28-21</u>
		TAB/CAC: <u>Spring Valley</u>	PC MEETING DATE: <u> </u>
		BCC MEETING DATE: <u>10-20-21</u>	H-1
		FEE: <u>\$875.00</u>	MDF UC 0726 .08
			JJ

PROPERTY OWNER	NAME: <u>NP Durango, LLC</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u>
	E-MAIL: <u>carl.hagelman@stationcasinos.com</u>

APPLICANT	NAME: <u>NP Durango, LLC</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u>
	E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Carl F. Hagelman, AIA</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u>
	E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>

ASSESSOR'S PARCEL NUMBER(S): 176-05-601-028 ptn (50 acres)

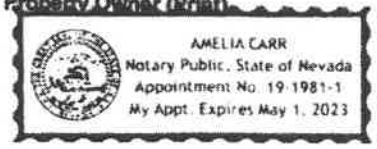
PROPERTY ADDRESS and/or CROSS STREETS: NWC Durango Drive and Maule Avenue

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]
Property Owner (Signature)*

JEFFREY WELCH SVP/CEO
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 4/29/2021 (DATE)
By Jeffrey Welch
NOTARY PUBLIC: Amelia Carr



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

D G Consultants

August 11, 2021

Clark County Department of Comprehensive Planning
Mr. Rob Kaminski
500 S. Grand Central Parkway
Las Vegas, NV 89155

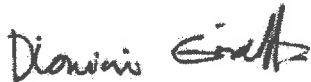
**RE: REVISED - Vacation and Abandonment of Right-of-Way (Roy Horn Way) – Project Justification
(APN: 176-05-601-028)**

On behalf of Station Casinos, we are requesting a vacation and abandonment for a portion of right-of-way for the proposed **Durango Station Resort Hotel/Casino**. The subject development site was originally approved on 70.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway (Roy Horn Way) and Maule Avenue.

The request is to vacate and abandon a remnant portion of right-of-way along Roy Horn Way. The purpose for the request is to provide for a seamless streetscape between the final off-site improvements and proposed street landscaping for the Durango Station project. Additionally, this request will facilitate the much needed full off-site improvements for the last remaining segment of Roy Horn Way which will also facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,



10/20/21 BCC AGENDA SHEET

FUTURE DEVELOPMENT
(TITLE 30)

KARMS PARK CT/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400136 (ZC-20-0321)-PROJECT MINT REHAB, LLC:

WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 30 feet for Karms Park Court with a portion of a cul-de-sac on 2.5 acres in an MND (Designed Manufacturing) (AE-60) Zone.

Generally located on the west side of Karms Park Court, 610 feet north of Sunset Road within Spring Valley. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

163-35-801-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Future light manufacturing development

Request

ZC-20-0321 was approved for M-D zoning, subject to no resolution of intent, for future development. Public Works conditions were included with the approval. A subsequent application ZC-21-0039 for a distribution center and parking lot expansion was approved for this site, as well as the surrounding area in March 2021. A condition of approval for ZC-21-0039 regarding dedication of Karms Park Court is in conflict with the above listed condition of approval for ZC-20-0321. The site has frontage along Karms Park Court to the east and is over 600 feet north of Sunset Road.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0321:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

- Applicant is advised a land use application must be approved prior to establishing any use on the property.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Karns Park Court with a portion of a cul-de-sac;
- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is needed because in March 2021, the property was included in a larger design review, which yielded conflicting conditions of approval. Applications ZC-20-0221 and ZC-21-0039 have 2 conditions that differ in the required dedication width.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0039	Reclassified 2.5 acres from R-E to M-D zoning for a distribution center and parking lot expansion	Approved by BCC	March 2021
ZC-20-0321	Reclassified 2.5 acres from R-E to M-D zoning for a future light manufacturing development	Approved by BCC	September 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse building (Creel Printing)

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 not dedicate 30 feet for Karms Park Court with a portion of a cul-de-sac since 40 feet of the overall 60 feet has already been dedicated and improved.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Right-of-way dedication to include 20 feet for Karms Park Court, and associated spandrel.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PROJECT MINT REHAB, LLC

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

10/20/21 BCC AGENDA SHEET

OFFICE BUILDING/SIGNAGE
(TITLE 30)

10
RAFAEL RIVERA WY/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0453-GKT ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase sign height; 3) increase sign area; and 4) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed office building; 2) comprehensive sign plan; and 3) finished grade on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-501-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 52 feet where 50 feet is permitted per Table 30.40-5 (a 0.5% increase).
2. Increase the height of a freestanding sign to 40 feet where a maximum height of 28 feet is permitted per Section 30.48.680 (a 43% increase).
3. Increase sign area to 468 square feet where a maximum area of 380 square feet is permitted per Section 30.48.680 (a 23% increase).
4. Reduce throat depth for a driveway along Sunset Road to a minimum of 10 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 90% reduction).

DESIGN REVIEWS:

1. An office building.
2. A comprehensive sign plan.
3. Increase finished grade to 42 inches (3.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Proposed office building
- Number of Stories: 3
- Building Height (feet): Up to 52
- Square Feet: 37,343
- Parking Required/Provided: 150/157

Site Plans

The plans depict a 3 story, 37,343 square foot building located near the center of the property. The site is bounded by public right-of-way on the west and south sides of the property. The building is set back 76 feet from Cimarron Road and 85 feet from Rafael Rivera Way. A total of 157 parking spaces are provided where 150 parking spaces are required per Title 30. The parking spaces are located along the perimeter of the development. The project will have 1 driveway from Cimarron Road to the west and 1 driveway from a private drive to the east. The properties to the north and east were approved for a multiple family residential development consisting of 384 units in 2019. The design of the building and the layout of the site comply with most requirements of the CMA Design Overlay standards with the exception of the sign height.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along public street frontage. An existing 10 foot wide landscape area is provided along the private drive to the east. The north perimeter of this site shows an approximate 10 foot wide landscape area with trees spaced 20 feet apart per Figure 30.64-11. The remaining interior areas of the site show landscaping distributed throughout the parking lot and around portions of the building footprints.

Elevations

The office building will have varying roof heights, with a maximum structure height of 52 feet with most of the roofline shown at 46 feet. The building consists of tilt-up concrete with decorative reveals and color changes. The primary finish material for the office building is plaster, with accent materials including decorative metal elements, decorative glazing, and stone accents. The building will feature an attractive mix of neutral and accent colors designed to reflect the desert environment.

Floor Plans

The proposed office building has a total area of 37,343 square feet distributed among 3 floors.

Signage

This site is in the CMA Design Overlay District and as such signage requires specific design criteria. This request is for the office site and depicts the location, height, square footage, and

materials being used. The sign types within this submittal package consists of freestanding, monument, and wall signs.

The plan depicts a 40 foot high freestanding sign on Rafael Rivera Way and a monument sign along the private drive to the east. The 40 foot high freestanding sign is located on the southwest portion of the site. The sign is 468 square foot where 380 square feet is allowed and is oriented in an east/west direction. The 10 foot high monument sign is located at the main driveway entrance onto the private drive and is 63 square feet in area. Wall signage is shown on all 4 elevations of the building and meets Code requirements for wall signs. All signs have elements that are compatible with the materials used for the building in the complex and will consist of internally illuminated cabinets and panel channel letters.

Applicant's Justification

The applicant indicates the proposed office use is appropriate and compatible given the context of surrounding uses. The applicant states that the proposed signs will complement the existing buildings on-site, and the signs are compatible with existing sign heights in the area. The applicant indicates that these signs are necessary for tenant identification and in order to provide proper visibility for the office center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0528-07	Reclassified the subject site to C-2 zoning	Approved by BCC	June 2007
ZC-1029-96	Reclassified the northern parcels to R-3 zoning	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-4	Multiple family residential
South	Business and Design/Research Park	M-D	CC 215 & undeveloped
East	Commercial General	R-4	Multiple family residential
West	Business and Design/Research Park	M-D	Office complex

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 applicant is requesting a 0.5 percent increase in building height for a total of 2 feet. This increase in building height is to allow for varying rooflines for enhanced building features and is not for habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

Waivers of Development Standards #2 & #3

Staff finds that the proposed size and height of the freestanding sign and amount of animation is not consistent with the intent of the CMA sign regulations. Staff does not support waivers in the CMA without mitigating circumstances. In the CMA, the intent is to discourage signs which contribute to visual clutter of the streetscape and ensure that signage enhances the overall development and the immediate area. The proposed request for sign area and height is excessive and is not compatible with the surrounding area; therefore, staff cannot support this portion of the request.

Design Review #1

Staff finds the design and layout of the office building is harmonious and compatible with the existing developments in the area. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations; and Urban Specific Policy 7 which encourages land uses that are complementary and are of similar scale and intensity.

Design Review #2

Since this portion of the request cannot function independent of the waivers for increased height and area, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standard #4

The commercial driveway on Cimarron Road could be redesigned to extend the landscaping along the south (ingress) side of the driveway as well as relocating the trash enclosure to increase the throat depth. Staff believes that a redesign of the commercial driveway would reduce stacking vehicles in the right-of-way. Therefore, staff cannot support this request.

Design Review #3

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

Staff Recommendation

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

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Coordinate with Public Works - Directors Office for the Beltway, Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway, Frontage Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: INVESTMENT EQUITY DEVELOPERS
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS
VEGAS, NV 89135

DRAFT

10



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	STAFF APP. NUMBER: <u>WS-21-0453</u> DATE FILED: <u>8/23/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9/23/21</u> PC MEETING DATE: <u> </u> C-2 BCC MEETING DATE: <u>10/20/21</u> BDRP FEE: <u>\$975.00</u> MN ZC-05-1778
	PROPERTY OWNER NAME: <u>GKT Acquisitions, LLC</u> ADDRESS: <u>8311 W. Sunset Road #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Investment Equity Developers</u> ADDRESS: <u>10161 Park Run Dr. #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-671-4543/293-1000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>david@ledvelopers.com</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-04-501-023

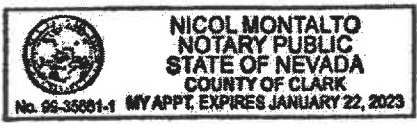
PROPERTY ADDRESS and/or CROSS STREETS: Rafael Rivera Way and Cimarron Road

PROJECT DESCRIPTION: Design review for an office development

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

Nicol Montalto ROBERT M. TORRES
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5/12/2021 (DATE)
 By Robert M. Torres
 NOTARY PUBLIC: Nicol Montalto



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**KAMMFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
1990 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 15, 2021

VIA UPLOAD

Rob Kaminski
Clark County Planning Department
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

WS-21-0453

**Re: *Revised - Justification letter
Design Review for Office Buildings and Grade Fill; Waiver of
Development Standards to (i) Reduce Throat Depths and (ii) Increase
Building Height; and Design Review for On-Premises Signage
Portion of APN: 176-04-501-023***

Dear Rob:

Please be advised, this office represents the Applicant. On behalf of the Applicant, we are submitting the following land use applications: (1) design reviews to (i) for an office building; (ii) for grade fill (2) waiver of development standards to (i) reduce throat depths and (ii) increase building height; and (3) a design review for on premise signage with related waivers. The proposed project is generally located near the northeast corner of Cimarron Road and Rafael Rivera Way, more particularly described as a portion of APN: 176-04-501-023 (the "Site"). The Site is approximately 2.07 acres and is zoned C-2.

Design Review for Site

The Applicant is proposing to construct two 3 story, 55 foot tall buildings with a total building area of 37,343 square feet. The elevations provide architectural enhancements and finishes such as decorative stone and metal accents; dual clear glazing with aluminum frames and reveals joints. Additionally, the buildings will have varying heights ranging between 46.6' to 49' along with an enhanced and prominent entry feature that is approximately 55 feet in height. The varying heights will help break up the massing of the buildings and avoid a monolithic structure as required in the CMA Design Overlay District.

Access to the Site is from Cimarron Road with a secondary exit only on the east side of the Site leading to the private drive that accesses Rafael Rivera Way. The Site is providing 157 parking spaces where 150 are required. The Site is also meeting all landscaping and setback requirements.

Design Review for Grade Fill

Also, as part of this application, the Applicant is requesting a Design Review to allow up to 3.5 feet of excess fill. The fill is needed because this site drops 8' from the southwest corner to the northeast corner. In order to get positive drainage away from the building on all sides, we will need to raise the property almost 3' above the existing grade. Without raising the building, it would be sitting in a hole where most of the drainage from the southwest corner would be draining towards it. Please note that the cross sections indicate a maximum fill of 3 feet; however, the concept grading and cross sections were prepared based on preliminary and topography information available. For this reason, the Applicant is respectfully requesting consideration to approve an additional 18-inches to a maximum of 3.5 feet of fill to accommodate any potential topographic discrepancies and additional flood protection criteria, (if necessary).

Waiver of Development Standards

- **Reduce Throat Depth**

Access to the Site is from Cimarron Road. The driveway location is 190.6 feet from the intersection of Cimarron Road and Rafael Rivera Way and, therefore, complies with Clark County standard drawings. The driveway's ingress throat depth is 10 feet and the egress throat depth is 53 where 100 feet is required, respectively. As such, the Applicant is seeking a waiver to reduce the throat depth to 10 feet. While the Applicant is requesting to reduce the throat depths, the request will not negatively impact on-Site circulation because (1) the ingress throat depth will still allow vehicles to enter the Site and clear the right-of-way, (2) the egress throat depth reduction does not conflict with on-Site traffic as there is no turning movement to the north, and (3) the parking stall locations do not conflict with the driveway.

- **Increase Building Height**

Most of the building is less than 50 feet in height and is within the height limitations of a C-2 zoned district. However, the Applicant is seeking a minor intrusion into the height limitations for architectural enhancements located at the entrances into the buildings. The maximum height will be 55 feet in this location. The slight increase in height is compatible for the following reasons: (1) the approved Calida multi family development to the east and north is 39 feet in height; (2) the approved Picerne Development to the northwest is 38 feet in height; (3) the two apartment complexes provide a buffer to the single family residential development on the north side of Sunset Road; (4) the office complex to the west is three (3) stories and approximately 50 feet in height; (5) on the north side of Sunset Road in the Harry Reid UNLV Complex are approved office buildings at heights greater than 50 feet; (6) the buildings are located along Rafael Rivera Way, the highway frontage road for the 215; and (7) the buildings are predominately less than 50 feet in height.

Waiver of Development Standards and Design Review for Signage

The Applicant is proposing to build a 40 foot tall, double face, illuminated pole sign where 28 feet is the maximum height allowed. The proposed square footage of the sign is 468 square feet where 380 square feet is allowed. The waiver to increase the height and square footage of the sign is appropriate and compatible for the following reasons:

- The sign is needed to adequately advertise the business park of 37,000+ square feet and alert travelers to its location. Although the address will be on Cimarron Road, it is the Rafael Rivera Way frontage that is more heavily trafficked and from where a substantial portion of the visitors will arrive.
- The proposed height increase is needed to make the sign visible as the Site's landscaping may obscure the view of a sign at 28 feet in height. This beautification, although necessary to the aesthetic, creates a hardship for the property.
- Along the same side of the street, both approximately 1500 feet away, there is an approved sign over 100 feet in height and an approved sign that is 50 feet in height with an approved electronic message center that exceeds code by 100%. The adjacent property to the west has an existing sign that is 48 feet in height.
- The sign is tasteful, aesthetically pleasing and inline with sign trends and norms throughout the valley and the CMA.

Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp

MIXED-USE
(TITLE 30)

RUSSELL RD/ROCKY HILL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0471-GRAMERCY (MIXED-USE) OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an inverted street cross section; 2) increase the number of dwelling units accessing a private drive; 3) reduce curb radius; 4) reduce driveway distance; 5) reduce throat depth; 6) increase animated sign area; 7) allow video messaging; and 8) reduce setbacks.

DESIGN REVIEWS for the following: 1) single family attached (townhouse) development; 2) retail/restaurant; and 3) signage on 21.0 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-113-002 through 163-32-113-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an inverted street cross section where a crown street cross section is required per Uniform Standard Drawing 210.S1.
2. Increase the number of dwelling units accessing a private drive to 8 where 6 is the maximum per Section 30.52.030 (a 34% increase).
3. Reduce minimum back of curb radius to 8 feet where 20 feet is the minimum per Uniform Standard Drawing 201 (a 60% decrease).
4. Reduce the distance from a residential driveway to a property line to 2 feet where 6 feet is the minimum per Uniform Standard Drawing 222 (a 67% reduction).
5. Reduce throat depth to 22 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 85 % reduction).
6. Increase the area of an animated sign (electronic message unit) to 1,320 square feet where 100 square feet is allowed per Table 30.72-1 (a 1,220% increase).
7. Allow video messaging where not allowed per Table 30.72-1.
8. Reduce the setback to zero feet where a 10 foot setback is required to a right-of-way per Section 30.56.040(a 100% decrease).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 21
- Number of Lots/Units: 71
- Density (du/ac): 13.9
- Minimum/Maximum Lot Size (square feet): 1,473/1,494
- Project Type: Mixed-use
- Number of Stories: 1(commercial)/2 (residential)
- Building Height (feet): 27 (commercial)/27 (residential)
- Square Feet: 25,740 (commercial)/1,725 to 2,125 (residential)
- Parking Required/Provided: 1,462/1,515

History

The site was originally approved as a mixed-use project known as Manhattan West, which has since been changed to the Gramercy. The project was originally approved by ZC-0994-06 in October 2006. The development was approved for a site of approximately 21 acres with 696 residential units and 282,160 square feet of commercial and retail area. The original project had a density of 33.2 dwelling units per acre. To date a total of 187,008 square feet of commercial area and 160 residential units have been developed on the project site and 294 multiple family residential units on an 11 acre portion have been approved. The commercial buildings developed in conjunction with the mixed-use project were approved at a height of 110 feet and the residential components have been approved for a height of 92 feet. ZC-0994-06 was approved with a condition for a design review as a public hearing on significant changes to the project and the 21 acre site is under a Development Agreement that has specific requirements based on the approved plans for the zone change.

Site Plan (Residential)

The plan depicts 71 townhome units on approximately 5.1 acres for a density of 13.9 dwelling units per acre. Access to the residential site is via Oquendo Road and internally to the overall development. Internal private streets are 46 feet in width with parking on both sides, stub streets are 27 feet to 29 feet in width. The project is made up of 4 plex and 6 plex buildings designed around the internal street network. A network of common open spaces are located throughout the development which include a dog area, barbeques, and seating areas. Residents of this project will also have access to the amenities approved with the multiple family development that was recently approved by UC-20-0304.

Site Plans (Commercial)

The plans for the commercial portion of this application depict 2 separate campuses that will be connected by the existing internal drive aisle. The first area will be called "The Grove" and will consist of restaurant and retail uses. There will be 3 smaller buildings of approximately 1,000 square feet each and 2 larger buildings at 2,840 square feet and 5,700 square feet, respectively. This campus will be highlighted by a grove of shade trees within a courtyard area. The other campus will be known as "The Yard" and will be composed of retail as well as food and beverage tenants. This area includes three, 1,000 square foot structures along with 3 larger

buildings composed of 1,900, 4,050, and a 5,250 square foot structures. This area is highlighted by a metal framed shade structure.

Landscaping (Residential)

There will be a 15 foot wide landscape planter with a detached sidewalk along Oquendo Road. In addition, a network of common open spaces are located throughout the development which include a dog area, barbecues, and seating areas. Residents of this project will also have access to the amenities approved with the multiple family development that was recently approved by UC-20-0304.

Landscaping (Commercial)

Landscaping for campus #1 "The Grove" consists of parking lot landscaping that is in conformance with Title 30. In addition, there is landscaping around the buildings and within the courtyard area. In campus #2 "The Yard" landscaping within the parking area will meet Code and additional landscaping is provided along the property line and around the buildings.

Elevations (Residential)

The plans depict approximately 27 foot tall 4, and 6 unit buildings. The design of the structures will include a tan stucco exterior, with wood shutters and a tile roof.

Elevations (Commercial)

All structures will be from 18 feet to 27 feet in height and will include bronze paneling with precast and metal accents. The shade structure will be 31 feet in height and be constructed with metal framing.

Floor Plans (Residential)

The townhomes range in size from 1,725 square feet to 2,125 square feet and are composed of typical rooms associated with residential development.

Floor Plans (Commercial)

The commercial buildings range in size from 1,000 square feet to 5,700 square feet.

Signage

The signage associated with this request is to retrofit an existing 90 foot tall free standing sign with electronic messaging units on 2 sides of a 3 sided sign. The existing sign is located in the northeast corner of the overall development along Russell Road. The applicant is requesting waivers of development standards to increase the animation area over what Code allows and also to allow a video screen messaging where not allowed.

Applicant's Justification

The applicant states that these are the final added improvements for this mixed-use development and that both the residential and commercial components blend with the already existing and approved portions of the overall mixed-use development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0304	294 unit multiple family development	Approved by BCC	August 2020
WC-20-400070 (ZC-0994-06)	Waiver of conditions of a zone change that required commercial and residential to be developed together	Approved by BCC	August 2020
TM-0100-16	Combined 2 parcels into a 1 lot commercial subdivision in conjunction with a partially developed mixed-use project	Approved by PC	August 2016
UC-0755-08 (ET-0114-14)	Second extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	November 2014
UC-0054-07 (ET-0113-14)	Second extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	November 2014
DR-0112-14	Parking lot and modifications to a mixed-use project	Approved by BCC	April 2014
DR-0598-13	Parking lot and modifications to a mixed-use project	Approved by BCC	November 2013
UC-0755-08 (ADET-0598-13)	First extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by ZA	August 2013
UC-0054-07 (ADET-0599-13)	First extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by ZA	August 2013
TM-0120-13	Mixed-use project consisting of 1 commercial and 2 residential lots	Approved by PC	August 2013
UC-0755-08	Kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	September 2008
DA-1168-07	Development agreement for a mixed-use project	Approved by BCC	November 2007
UC-0054-07	Increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	February 2007
ZC-0994-06	Reclassified this site and adjacent parcels to the north and west to U-V zoning for a mixed-use development	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V & C-2	Commercial & multiple family development (part of the Gramercy), & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	R-4, R-2, & RE	Undeveloped & single family residential
East	Commercial General	C-2	Commercial development
West	Commercial General	U-V	Multiple family residential portion of the Gramercy

Related Applications

Application Number	Request
TM-21-500146	A tentative map for a 71 lot single family attached residential 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

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 related standard, may justify an alternative.

Waivers of Development Standards #6 & #7

The proposed animated (electronic message unit) portion on 2 faces of an existing freestanding sign (northeast corner of the site) measures at 660 square feet per face (1,320 square feet total area). The maximum allowable area is 100 square feet. Staff does not support the applicant's request since the proposed increase is not compatible in size compared to the existing signs in the immediate area. The purpose of the sign standards in Title 30 is to provide reasonable yet appropriate conditions for identifying businesses and services rendered in nonresidential districts by controlling size, type, and design of signs. Staff finds that the electronic message unit is not necessary to identify the business or services rendered on-site. Furthermore, the animation will diminish the aesthetic environment of the largely undeveloped area; therefore, staff cannot support these requests.

Waiver of Development Standards #8

Staff has no practical problem with the reduction in setback to a right-of-way. This reduction occurs adjacent to the Russell Road right-of-way and appears to be excess right-of-way that will not be improved. Since it will not be improved the building as proposed will be farther than 10 feet away from the actual improved right-of-way; therefore, staff can support this request.

Design Review #1 (Residential)

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 13.9 dwelling units per acre, which staff believes is an appropriate density. The design of the residential buildings are consistent and compatible with the residential development within the surrounding area; therefore, staff recommends approval of this request.

Design Review #2 (Commercial)

Staff finds that the proposed retail/restaurant areas being proposed with this application blend well with all existing and future development for the project. The design of the buildings, with the variations in building height, comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of buildings. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief; therefore, staff recommends approval.

Design Review #3 (Signage)

Since staff is not supporting either of the proposed waivers for animated signage, staff cannot support the design review for the retrofitted signage. Staff recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to allowing an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #2

Staff has no objection to the request to increase the number of dwelling units accessing a private street provided that Fire Prevention approves the request.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #4

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their driveways.

Waiver of Development Standards #5

Staff has no objection to the reduction in the throat depth for the Rocky Hill Street commercial driveway. Rocky Hill Street terminates just south of the site. Additionally, the 2 commercial

driveways on Russell Road should see equal use, further mitigating potential impacts from the reduced throat depth.

Staff Recommendation

Approval of waivers of development standards #1, #2, #3, #4, #5 and #8, design review #1 and design review #2; denial of waivers of development standards #6 and #7, and design review #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Prior to the issuance of any development permits, amend the existing Development Agreement to reflect changes to the originally approved plans for the project, and to mitigate impacts of the project, including but not limited to issues identified by any technical reports and studies, and issues identified by the Board of County Commissioners;
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Oquendo Road;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0345-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GRAMERCY (MIXED-USE) OWNER, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF APP. NUMBER: <u>UC/WS/DR-21-0471</u> DATE FILED: <u>8-25-2021</u> PLANNER ASSIGNED: <u>JM</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9-28-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-20-2021</u> FEE: <u>1,825</u>
	PROPERTY OWNER NAME: <u>Gramercy (Mixed Use) Owner, LLC</u> ADDRESS: <u>4901 Birch Street</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92680</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Gramercy (Mixed Use) Owner, LLC</u> ADDRESS: <u>4901 Birch Street</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92680</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Ann Pierce - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-32-113-004 & 006
 PROPERTY ADDRESS and/or CROSS STREETS: Quarterhorse and Oquendo
 PROJECT DESCRIPTION: Design review for townhomes and retail as part of the Gramercy Mixed Use project

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


 Property Owner (Signature)* NATHANIEL JOHNSON
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) *see attached*
 By _____
 NOTARY PUBLIC: _____

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-21-100583 UC/WS/DR

12

10/20/21 BCC AGENDA SHEET

GRAMERCY TOWNHOUSES
(TITLE 30)

RUSSELL RD/ROCKY HILL ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500146-GRAMERCY (MIXED-USE) OWNER, LLC:

TENTATIVE MAP consisting of 71 residential lots and common lots on 5.1 acres in a UV (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the north side of Oquendo Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
163-32-113-004 ptn

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Acreage: 5.1
- Number of Lots/Units: 71
- Density (du/ac): 13.9
- Minimum/Maximum Lot Size (square feet): 1,473/1,494
- Project Type: Single family attached (townhouses)

The plan depicts 71 townhome units on approximately 5.1 acres for a density of 13.9 dwelling units per acre. Access to the residential site is via Oquendo Road and internally to the overall development. Internal private streets are 46 feet in width with parking on both sides, stub streets are 27 feet to 29 feet in width. The project is made up of 4 plex and 6 plex buildings designed around the internal street network. A network of common open spaces are located throughout the development which include a dog area, barbeques, and seating areas. Residents of this project will also have access to the amenities approved with the multiple family development that was recently approved by UC-20-0304.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0304	294 unit multiple family development	Approved by BCC	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400070 (ZC-0994-06)	Waiver of conditions of a zone change that required commercial and residential to be developed together	Approved by BCC	August 2020
TM-0100-16	Combined 2 parcels into a 1 lot commercial subdivision in conjunction with a partially developed mixed-use project	Approved by PC	August 2016
UC-0755-08 (ET-0114-14)	Second extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	November 2014
UC-0054-07 (ET-0113-14)	Second extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	November 2014
DR-0112-14	Parking lot and modifications to a mixed-use project	Approved by BCC	April 2014
DR-0598-13	Parking lot and modifications to a mixed-use project	Approved by BCC	November 2013
UC-0755-08 (ADET-0598-13)	First extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by ZA	August 2013
UC-0054-07 (ADET-0599-13)	First extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by ZA	August 2013
TM-0120-13	Mixed-use project consisting of 1 commercial and 2 residential lots	Approved by PC	August 2013
UC-0755-08	Kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	September 2008
DA-1168-07	Development agreement for a mixed-use project	Approved by BCC	November 2007
UC-0054-07	Increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	February 2007
ZC-0994-06	Reclassified this site and adjacent parcels to the north and west to U-V zoning for a mixed-use development	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V & C-2	Commercial & multiple family development (part of the Gramercy), & undeveloped
South	Commercial General	R-4, R-2, & RE	Undeveloped & single family residential
East	Commercial General	C-2	Commercial development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	U-V	Multiple family residential portion of the Gramercy

Related Applications

Application Number	Request
WS-21-0471	A waiver of development standards for a 71 unit single family attached development (townhouses) with 25,740 square feet of commercial 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

Current Planning

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Oquendo Road;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GRAMERCY (MIXED-USE) OWNER, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

DRAFT