



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 8, 2022

6:00pm

AGENDA

Note:

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

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris

Catherine Godges, Vice Chair
 John Getter

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

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

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

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

- III. Approval of Minutes for October 11, 2022 and October 25, 2022. (For possible action)
- IV. Approval of the Agenda for November 8, 2022 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)
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

- 1. **UC-22-0580-CAZAREZ, IRMA:**
USE PERMITS for the following: **1)** increase the area of an existing accessory structure; **2)** increase the cumulative area of all accessory structures; **3)** allow accessory structures not architecturally compatible with the principal building; and **4)** waive applicable design standards.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate setbacks; and **2)** increase wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/hw/syp (For possible action) **12/06/22 PC**
- 2. **VS-22-0566-TPG/CORE ACQUISITIONS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard and between Badura Avenue and Maule Avenue within Spring Valley (description on file). MN/jud/syp (For possible action) **12/06/22 PC**
- 3. **DR-22-0581-NP DURANGO, LLC:**
DESIGN REVIEWS for the following: **1)** comprehensive sign program; and **2)** site and building lighting in conjunction with a resort hotel/casino on 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community. Generally located between the CC 215 and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **12/07/22 BCC**
- 4. **WS-22-0576-AXIOM 3, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved office complex on a portion of 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the west side of Montessouri Street (alignment) within Spring Valley. MN/jgh/syp (For possible action) **12/07/22 BCC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: November 29, 2022.

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>

12/06/22 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

WESTWIND RD/COLEY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0580-CAZAREZ, IRMA:

USE PERMITS for the following: 1) increase the area of an existing accessory structure; 2) increase the cumulative area of all accessory structures; 3) allow accessory structures not architecturally compatible with the principal building; and 4) waive applicable design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; and 2) increase wall height in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Coley Avenue, 141 feet west of Westwind Road within Spring Valley. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-12-306-014

USE PERMITS:

1. Increase the area of an existing accessory structure (Shade Structure #1) to 1,748 square feet where an accessory structure with a maximum area of 1,389 square feet (50% of the footprint of the principal building) is permitted per Table 30.44-1 (a 26% increase).
2. Increase the cumulative area of all accessory structures to 3,387 square feet where a maximum cumulative area of 2,778 square feet (the footprint of the principal building) is permitted per Table 30.44-1 (a 22% increase).
3. Allow metal and CMU block accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
4. Waive all applicable design standards for accessory structures where required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the interior side yard setback for existing accessory structures (Shade Structure #1 and BBQ cover) where a minimum setback of 5 feet is required per Table 30.40-1 (a 100% reduction).
b. Eliminate the setback from a public right-of-way for an existing accessory structure (BBQ cover) where a 10 foot setback is required per Table 30.40-1 (a 100% reduction).
2. a. Increase the height of a combination screen wall/retaining wall to 14 feet (8 foot screen wall/3 foot metal panel with a 3 foot high retaining wall) where a

- maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 56% increase).
- b. Increase the height of a screen wall to 11 feet where a maximum height of 6 feet is permitted per Section 30.64.020 (an 83% increase).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3049 Westwind Road
- Site Acreage: 0.5
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,748 (accessory structure on western property line)/3,387 (cumulative accessory structures)/2,778 (footprint of single family residence)

Site Plan

The site plan depicts a 0.5 acre property at the northwest corner of a 4 lot subdivision located at the corner of Coley Avenue and Westwind Road with a driveway that accesses a cul-de-sac off Westwind Road. The site plan further depicts an existing 5,067 square foot, 2 story single family residence with a first floor footprint of 2,778 square feet situated in the center of the site. There are a total of 5 shade structures that are shown on the plan. Four are detached shade structures and 1 shade structure that is attached to the existing residence. Furthermore, the existing residence is shown to have 2 additional architecturally compatible patio covers attached to the residence.

The shade structures are distributed throughout the site with one, 1,748 square foot shade structure (Shade Structure #1) located against the western property line with no setback and another 295 square foot accessory structure (BBQ cover) located against the northern property line along Coley Avenue with no setback. The other 2 detached shade structures are located centrally alongside the pool (346 square foot Shade Structure #2) and located 6 feet to the north of the existing residence in the northeast portion of the property (537 square foot Shade Structure #4). The attached 74 square foot shade structure (Shade Structure #5) is located along the northern portion of the residence.

The accessory structures all appear to be in varying stages of construction with Shade Structure #1 and the BBQ cover appearing to be in the middle of being constructed and Shade Structures #2, #4, and #5 all appearing to be almost complete.

Landscaping

An 8 foot CMU block wall is shown along the eastern and southern property lines with the CMU block wall along the northern and western property lines varying in height from 9 feet in the northeast corner of the property and increasing up to 11 feet in the northwest corner and along

the western property line. WS-0129-15 previously allowed a wall up to 8 feet along the rear property line.

The landscape plan further depicts a graveled landscape area along the eastern property line that contains several planted trees and shrubs along with a turfed area in the front of the residence. The remainder of the site is primarily hardscaped with concrete and pavers with various shrubs and trees planted in breaks in the concrete. The plans also show planters with various shrubs that will be a part of the accessory structure on the western property line.

The plans also indicate that the hardscape in the front and side yards is limited to 44% of the area in these yards, which complies with Section 30.64.030.

Elevations

The elevations depict the main body of Shade Structure #1 as a 14 foot structure composed of a mix of CMU block, metal supports, and wooden paneling with the western wall of the structure being comprised of the property's 14 foot combination screen and retaining wall. This wall is further described as being a 3 foot retaining portion, an 8 foot block wall portion, and a final 3 foot metal portion that is being used to help support the roof of the structure. The roof of the structure is composed of corrugated metal with an additional 2 foot ornamental gabled embellishment in the center of the structure. The elevation also shows the base of the structure being composed of a system of 6 foot to 8 foot retaining walls supporting compacted dirt for the floor of the structure. The exterior of the base will be brushed with stucco that will match the existing residence with the metal portions of the structure being painted a brownish color.

The BBQ cover is depicted as a 9.3 foot tall metal and CMU block structure. The base and back wall are primarily CMU block with a metal structural support frame and a corrugated metal roof. The base of the structure will be brushed with stucco to match the existing house and the metal portions will be painted a brownish color.

Shade Structures #2, #4, and #5 are all metal framed structures with CMU block bases and support covers. The CMU block appears to be brushed with stucco and the roofs are metal that have been painted brown. The height of these structure varies between 7 feet and 11 feet.

The existing residence is a typical 2 story single family residence with a white stucco exterior with a red-orange tile roof.

Floor Plan

Shade Structure #1 is mostly open air but is split into 2 spaces with 1 being accessed with a ramp and several planters along the base of the entire structure. The BBQ cover is also open air but contains spaces for 2 propane grills, preparation space, planters, and a trash area. The remaining shade structures are singular open air spaces.

Applicant's Justification

The applicant indicates that the shade structures located on the site were built with the intention of reducing the amount of dust and debris that would blow on to the property and in the backyard where these structures are located. They further indicate that Shade Structure #1 was built

specifically with a series of retaining walls to cap the dirt pile that was located on that portion of the property and was causing the issue. They state that the increase in wall height is needed to further support the accessory structures and the retaining of dirt. The shade structures will have stucco that will match the existing house and the metal will be painted in colors that integrate well with both the house, the other shade structures, and the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0129-15	Allowed a secondary rear access gate and increased wall and gate height to 8 feet	Approved by PC	April 2015
ZC-0613-10	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Elaine Wynn Elementary School
East, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Clark County Public Response Office (CCPRO)

CE21-17033 is an active violation for building accessory structures and increasing wall height without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits #1 & #2

Given the proportions and sheer size of Shade Structure #1 and its relation to the existing house, the other shade structures, and the surrounding area, staff finds that the size of the proposed structure is excessive and dominates the property both physically and visually. In addition, due to the size of this structure, the combined total of all accessory structures on the property also becomes excessive in nature. While Policy 1.3.1, promotes integrated neighborhoods with a variety of defining features, staff does not find the surrounding neighborhood to contain a similar number or size of accessory structures, and finds that the structure in question along with all the

accessory structures combined could be a nuisance to surrounding neighbors. For these reasons, staff cannot support the use permits to increase the area of Shade Structure #1 and to increase the cumulative area of the accessory structures.

Use Permits #3 & #4

While staff appreciates that the existing shade structures will be painted to soften the appearance of the metal roofing and framing and that stucco will be provided to match the house, staff finds the amount of stucco provided versus the amount of metal that is being used is insufficient to create a compatible appearance to the existing residence. Given these structures are not like the existing residence or any neighboring structure, and that some are visible to the neighbors, staff cannot support these requests.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The location of the 2 shade structures is concerning due to the use of the perimeter wall in the construction of these structures. This is concerning as 1 of the structures backs-up to another property and a utility easement (Shade Structure #1) and the other structure backs-up to a street (BBQ cover). If 1 of these structures or walls, were to fall they would pose a safety risk to utility workers, neighbors, and pedestrians. In addition, the accessory structure on the western property line is currently under existing power lines and adherence to the required setback would at least have mitigated the potential safety issues of being located under power lines moderately. Finally, some of these structures and walls were constructed or modified without building permits, so the need to eliminate setbacks and increase wall height are a self-imposed burden. Given the fact that these shade structures could pose a safety risk and a nuisance to surrounding property owners, along with the issue of the self-imposed burden, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAUL ESPINOZA-ROJAS

CONTACT: ANDREA ACUNA, 6154 DARNLEY ST., LAS VEGAS, NV 89081



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

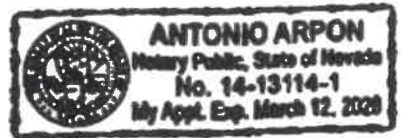
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0580</u> DATE FILED: <u>10/12/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11/08/22</u> PC MEETING DATE: <u>12/10/22</u> BCC MEETING DATE: _____ FEE: <u>\$1,950</u>
	PROPERTY OWNER NAME: <u>IRMA CAZAREZ</u> ADDRESS: <u>3049 WESTWIND RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: <u>7027582934</u> E-MAIL: <u>3jolalo@gmail.com</u>
	APPLICANT NAME: <u>RAUL ESPINOZA(A & A GENERAL CONTRACTING LLC)</u> ADDRESS: <u>2512 W. SAN MIGUEL AVE.</u> CITY: <u>north las vegas</u> STATE: <u>NV</u> ZIP: <u>89032</u> TELEPHONE: _____ CELL: <u>7027723669</u> E-MAIL: <u>ESPINOZA309031@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ANDREA LARA ACUNA</u> ADDRESS: <u>6154 DARNLEY ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: <u>7025042597</u> CELL: _____ E-MAIL: <u>Designingnovelties@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16312306014
 PROPERTY ADDRESS and/or CROSS STREETS: 3049 WESTWIND RD LAS VEGAS NV 89146 (Desert Inn Rd / westwind Rd)
 PROJECT DESCRIPTION: Requesting a waiver for interior side and rear setback reduction for 2 new patio covers

(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.

Irma Cazarez Irma Cazarez
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON the 31st day of May, 2022 (DATE)
 By Irma Cazarez
 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 similar structure in a representative capacity.

PLANNER
COPY
UL-22-0580

JUSTIFICATION LETTER

PARCEL: 163-12-306-014

ADDRESS: 3049 WESTWIND RD LAS VEGAS, NV. 89146

The intention of this justification letter is to gracefully obtain four waivers for this residential property additions. The first one is a use permit for a waiver for architectural compability for accessory structures. The second is a waiver for interior side, and street side setback for accessory structure #1 and BBQ patio cover #3. The third waiver is to allow any wall on the property line to go above 8 ft. A final waiver is being requested to allow to build the new accessory structure, and patio covers over 50% of the footprint of the principal structure.

The first waiver is for all the new additions to have architectural compability. The owner built these new additions with the concept to blend with the existing landscaping design of the rear yard by matching the structural columns and frames with warm brown colors such the ones of the existing trees. These neutrals colors helps to create a harmony area in the backyard. However, some of the structure made of cmu block will have stucco facade to match with the existing house finishes and house color. The new retaining walls will have the same block style as existing perimeter cmu walls. Equally important, all new structures concept is to create an area with transition between existing landscaping colors, materials and exisitng house finishes.

The second waiver is to allow the accessory structure #1 to have 0 ft interior side setback where 5ft setback is required by the zoning R-E. Also, for the BBQ patio cover #3 to have 0 ft side street setback where 10ft is required. The accessory structure #1 was built by the owner to remove the

hill dirt on that area and contain the dirt with a retaining wall, and shade roof type to prevent the dust from blowing in. To compensate for the plants that were removed from the hill, the owner added planters. The owner was unaware where his property line was since, there is an easement behind this structure, and the owner thought that 5ft of that easement was part of his property line. Either way, this structure was built within his correct property line. The easement of 10ft helps to create a separation between the owner of this property and the neighbor next to him. On the other hand, the BBQ patio cover #3 is being built for recreational and family time. The BBQ patio cover does not surpass in height, and it is not visible from the streetview in which it does not affect anyone around it. Please allow these 2 structures to remain as they are and have 0 ft interior and street side setback.

The third waiver is to allow any wall on the property line to go above 8 ft. The only wall that exceeds 8ft. is the one on the easement site. The existing retaining wall on this site is currently 8 ft however, 3ft of corrugated panel were added to support the roof of accessory structure #1. This is a total of 11 ft. The corrugated panel blends in color with the existing CMU wall to not disturb curb appeal or disturb neighbors view. Any other perimeter wall of this property line does not exceed 8ft. from exterior side.

The fourth and final waiver is to allow the accessory structure #1, and patio covers to remain over the 50% of the total footprints of the principal structure. If we classified these new structure by single components only the accessory structure #1 is over the footprint of the principal structure and the others structures are below the principal structure. However, Once all the new structures are combined, they surpass the footprint of the principal structure, but they do not surpass the 50% of the lot size including the existing house footprints. Please see chart below and please allow for the size of the accessory structure #1 and patio covers to be over the 50% square foot of the principal structure.

EXISTING AND ADDITION LEGEND

- (E) 1ST FLOOR: 2,031 SQ.FT.
- (E) 2ND FLOOR: 2,289 SQ.FT.
- (E) GARAGE: 747 SQ.FT

TOTAL FOOTPRINT FOR 1ST FLOOR AND GARAGE : 2,778 SF - 50% OF THIS IS 1,389 SF THAT CAN BE BUILT.
TOTAL LOT SIZE IS (0.51 ACRESS): 22,215.60 SF - 50% OF THIS IS 11,107.80 SF THAT CAN BE BUILT.

- (N) ACCESSORY STRUCTURE #1: 1,748 SQ.FT.
- (N) PATIO COVER #2: 346 SQ.FT.
- (N) BBQ PATIO COVER #3: 295 SQ.FT.
- (N) PATIO COVER #4: 597 SQ.FT.
- (N) PATIO COVER #5: 74 SQ.FT.
- (E) P#1: 112 SQ.FT.
- (E) P#2: 275 SQ.FT.

TOTAL NEW ADDITIONS AND EXISTING PATIO COVERS: 3,387 SF. THIS IS OVER THE TOTAL FOOT PRINT OF PRINCIPAL STRUCTURE

TOTAL (E) 1ST FLOOR, (E) GARAGE, (E) PATIO COVERS, (N) PATIO COVERS AND (N) ACCESSORY STRUCTURES: 6,165SQFT.
THIS IS UNDER THE 50% OF TOTAL LOT SIZE OF .51 ACRES OR 22,215.60 SQFT: 11,107.80 SQ.FT

In conclusion, four waivers are being requested for this residential property additions. As mentioned above, each waiver is explained to detail on why it is being petitioned. Waiver #1 is for architectural compability for accessory structures. Waiver #2 is to reduce the setback from a right-of-way, reduce interior, and street side setback. Waiver #3 is to allow for accessory structure to be on the easement of right-of-way. The fourth and final waiver is to allow to build the new accessory structure, and patio covers over 50% of the footprint of the principal structure. Please consider this justification letter, and the reasoning behind each petition to approve each waiver.

2

12/06/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/BADURA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0566-TPG/CORE ACQUISITIONS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Gagnier Boulevard and between Badura Avenue and Maple Avenue within Spring Valley (description on file). MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:
176-04-301-001; 176-04-301-002

LAND USE PLAN:
SPRING VALLEY - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The site plan depicts a vacation and abandonment of government patent easements located along the north and east property lines of APN 176-04-301-001 (western parcel), and along the north, east, and west property lines of APN 176-04-301-002 (eastern parcel). Per the applicant, the requested vacation of patent easements was previously approved via VS-19-0996; however, the order of vacation was not recorded before the expiration date. The applicant is requesting the resubmittal of the same request as the easements are no longer needed to right-of-way or utilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400021 (WS-0793-16)	Third extension of time to increase building height and allowed alternative landscaping, waived conditions of a zone change for detached sidewalks and enhanced landscaping, and design review for a multiple family development and increased finished grade	Approved by BCC	April 2022
VS-19-0996	Vacated and abandoned easements - expired	Approved by BCC	February 2020
ET-19-400172 (WS-0793-16)	Second extension of time for a multiple family residential development	Approved by BCC	April 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-19-900191 (WS-0793-16)	First administrative extension of time for a multiple family residential development	Approved by ZA	April 2019
WS-0793-16	Increased building height and allowed alternative landscaping, waived conditions of a zone change for detached sidewalks and enhanced landscaping, and design review for a multiple family development and increased finished grade	Approved by BCC	April 2017
ZC-0146-12	Reclassified 10 acres of the site from R-E and C-2 to R-4 zoning for a multiple family residential development	Approved by BCC	May 2012
CP-0979-11 (PA-0011-11)	Amendment to the Spring Valley Land Use Plan designating the subject parcels to Residential Urban Center	Adopted by BCC	March 2012
ZC-1322-04	Reclassified the western 4.5 acres from R-E to C-2 zoning with a design review for a retail center	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	U-V	Mixed-use development
South	Business Employment	C-2	Commercial development
East	Business Employment	R-E	Undeveloped
West	Entertainment Mixed-Use	H-1	Developing resort hotel & casino

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- Right-of-way dedication to include 10 additional feet for Badura Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule/Badura improvement project;
- 30 days to coordinate with Public Works - Traffic Division and to dedicate any necessary right-of-way and easements for the Badura/Durango traffic signal project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TPG/CORE (DURANGO & BADURA) ACQUISITIONS, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-22-0566 DATE FILED: 10/04/22
 PLANNER ASSIGNED: JUD
 TAB/CAC: Spring Valley TAB/CAC DATE: 11/08/22
 PC MEETING DATE: Dec 6, 2022 @ 7pm @ 6pm
 BCC MEETING DATE: -
 FEE: \$875.00

PROPERTY OWNER

NAME: TPG/CORE (Durango & Badura) Acquisitions, LLC
 ADDRESS: 5000 Birch Street #600
 CITY: Newport Beach STATE: CA ZIP: 92660
 TELEPHONE: 949.267.1529 CELL: _____
 E-MAIL: mbadran@picernegroup.com

APPLICANT

NAME: TPG/CORE (Durango & Badura) Acquisitions, LLC
 ADDRESS: 5000 Birch Street #600
 CITY: Newport Beach STATE: CA ZIP: 92660
 TELEPHONE: 949.267.1529 CELL: _____
 E-MAIL: mbadran@picernegroup.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-693-4262 CELL: _____
 E-MAIL: psleck@kcnvlaw.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-301-001 & 002

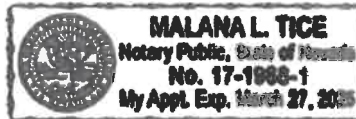
PROPERTY ADDRESS and/or CROSS STREETS: NEC Durango & Badura

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

[Signature]
 Property Owner (Signature)*

[Print Name]
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Aug. 19, 2022 (DATE)
 By Malana Tice
 NOTARY PUBLIC: Malana Tice



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB J. GRONAUER

bjg@kcnvlaw.com

702.792.7000

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3600
Fax: 775.327.2011

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

August 25, 2022

VS-22-0566

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: Justification Letter – Vacation
TPG/Core Acquisitions, LLC
Durango and Badura
APNs: 176-04-301-001 and 176-04-301-002**

To Whom It May Concern:

This office represents TPG/Core Acquisitions, LLC (the “Applicant”) in the above referenced matter. The site is located on approximately 10.5 acres on the northeast corner of Durango and Badura (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 176-04-301-001 and 002. The Applicant is requesting a vacation of the existing patent easements.

The Property is currently entitled for a multi-family residential development via application ET-22-400021 (WS-16-0793). The requested vacation of patent easements was previously approved via application VS-19-0996 but were not recorded before the expiration date. The Applicant is therefore requesting the resubmittal of the same request as the easements are no longer needed to right of way or utilities.

Thank you in advance for your consideration. Please do not hesitate to let us know if you have any questions or concerns or if any further information or documentation needs to be provided. We look forward to discussing in more detail as we move forward with the submittal.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

12/07/22 BCC AGENDA SHEET

SIGNAGE & LIGHTING
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0581-NP DURANGO, LLC:

DESIGN REVIEWS for the following: 1) comprehensive sign program; and 2) site and building lighting in conjunction with a resort hotel/casino on 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community.

Generally located between the CC 215 and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:
176-05-601-035

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6915 S. Durango Drive
- Site Acreage: 50
- Project Type: Comprehensive sign and lighting plan

Project Overview

This application is required due to a previous condition of approval on a land use application for a resort hotel/casino with ancillary uses and structures. The plans that are being reviewed through this request are for an overall master sign and lighting plan for Durango Casino and Resort site at the northwest corner of Durango Drive and Maule Avenue. Disclosed within this submittal package is the location, height, square footage, and material being used for both signage and lighting. All signage and lighting comply with Title 29.

Signage

The applicant has submitted a chart and exhibits for review of the sign plan as required, and these are included in the file to assist with an overall comprehensive review and presentation of the package. Listed below is a general breakdown and overview of the type of signage that is being requested:

Type of Sign	Proposed Signage
Site Signage	The overall site signage consists of the following: 1) 130 foot high freestanding animated sign along Roy Horn Way street frontage; 2) 83 foot freestanding animated sign along Durango Drive street frontage; 3) a total of 14 monument/marketing signs; and 5) various directional signs internal to the site.
Hotel Tower Wall Signage	The primary illuminated Durango logo naming signs are shown on the north, east, and west elevations of the tower, ranging in area from 462 square feet to 761 square feet.
Low-Rise Podium Wall Signage	The wall signs consist of identifying signage for various casino venues and restaurants within the building. There will be approximately 24 signs totaling 2,539 square feet.
Garage Signage	The garage signs consist of informational signage and some identifying signage for the casino. There will be approximately 12 signs totaling 534 square feet.

Lighting

This request is for the entire casino and resort site and includes the surface parking lot lighting. The lighting plan depicts the type of lighting, approximate height of lighting fixtures, the material, and a photometric plan that indicates minimal light spill onto adjacent properties or rights-of-way. The plans depict 4 different types of lighting fixtures with the following: 1) exterior affixed building and tower lighting; 2) exterior affixed garage lighting; 3) up-lighting and walkway lighting; and 4) parking lot lighting.

Applicant's Justification

Signage - The applicant indicates the proposed signage is in full compliance with all provisions of Title 29 including sign areas, number of signs, setbacks, and separations. All signs along street frontages or near driveways comply with sight zone requirements. The sign program is compatible with the design of the resort hotel in terms of materials and colors. Furthermore, the applicant states the proposed sign height for the freestanding signs are needed since the subject property is hindered by the grade differences between the proposed sign locations and the travel lanes of the CC 215. The sign location visibility is also hindered for east and west bound travel along the CC 215 by multiple overpasses, commercial buildings, and CC 215 directional signage. Therefore, the proposed sign height is appropriate for the site and will not adversely impact the immediate area.

Lighting - The applicant indicates proposed site and exterior lighting are purposely designed for an inviting look at night to complement the surrounding area without emitting any adverse glare or direct view of exposed lamps from outside the property. All parking lot lighting is designed to maintain full cut-off fixtures around the perimeter of the site as depicted on the lighting calculation exhibit. All landscape and building level façade lighting fixtures are aimed up or down to the feature being lit with no light spillage into other areas and are equipped with glare shields. The hotel tower is softly up lit with LED lighting designed for such an application with glare guards to eliminate any light spillage into any right-of-way. Therefore, the site and building lighting is in full compliance with Title 29 and will not adversely impact any adjacent or contiguous properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0387	Final plans on the site and building design for a previously approved resort hotel/casino and water features	Approved by BCC	October 2021
UC-0726-08	Revisions to a resort hotel/casino with accessory retail commercial uses	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

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	U-V & R-4	Partially constructed mixed-use project & 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

Current Planning

Design Reviews #1 & #2

The signage is cohesive and unified and will be constructed of material consistent with the project's overall design. The location of signage is also compatible with the character and scale of the overall project. Staff agrees with the applicant's assertion that the proposed sign height for the freestanding signs are needed since the subject property is hindered by the grade differences between the proposed sign locations and the travel lanes of the CC 215. All the proposed signs have design elements that are compatible with the buildings associated with a resort/hotel; therefore, staff can support this portion of the request. As for the lighting, staff finds that careful consideration was taken when selecting fixtures to limit the amount of light pollution to the surrounding properties, as well as the impact on vehicles traveling on the adjacent streets. All Code requirements regarding lighting, hoods, and pole heights have been observed by the applicant. Additionally, the site is bounded by public rights-of-way on most of the perimeter of the development, which currently has full off-site improvements with public street lighting; therefore, staff does not anticipate any adverse impacts to the surrounding area and 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 Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Limit the freestanding sign luminance by not increasing lighting levels by more than 0.3-foot candles over ambient levels at a distance of 350 feet;
- Signs shall not interfere with any traffic control devices;
- Ambient light monitors are required that enable sign brightness to adjust to outside conditions;
- Sign display must immobilize in the event of a screen malfunction.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NP DURANGO, LLC

CONTACT: CARL HAGEMAN, STATIONS CASINOS, 1505 SOUTH PAVILION CENTER DRIVE, LAS VEGAS, NV 89135



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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0581</u> DATE FILED: <u>10-11-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11-8-22</u> PC MEETING DATE: <u>—</u> <u>H-1/PC</u> BCC MEETING DATE: <u>12-7-22</u> FEE: <u>\$1,500.00</u>
	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>	

UC-21-0387

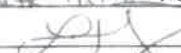
ASSESSOR'S PARCEL NUMBER(S): 176-05-601-035


PROPERTY ADDRESS and/or CROSS STREETS: 6915 S. Durango Drive (NWC Durango Drive and Maule Avenue)

PROJECT DESCRIPTION: Design Review for Signage and Lighting (Durango Station)

(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)* JEFFREY T. WELCH
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Sept 02 2022 (DATE)
 By Linette Hernandez
 NOTARY PUBLIC: 


 LINETTE HERNANDEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 02-09-26
 Certificate No: 22-1244-01

*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

September 1, 2022

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

DL-22-0581

RE: REVISED - Design Review – Sign Program and Site Lighting (APN: 176-05-601-035)

On behalf of Station Casinos, we are requesting a design review for the proposed sign program and site lighting for the **Durango Casino and Resort**. The subject development site is 50.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway and Maule Avenue.

Based on the attached plans with corresponding locations, spatial distribution, signage design, separation from any residential uses, and lighting values, the proposed request is entirely consistent with the intent of the H-1 zoning district. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan.

Land Use History

By way of background, the existing H-1 zoning was approved with ZC-06-1282 in November 2006 with a subsequent clarification approved in May 2008. The recent redesign of the overall resort hotel was approved with UC-21-0387 in October 2021, subject to a design review for signage and lighting.

Design Reviews

The applicant is requesting design reviews for the following: 1) comprehensive sign program; and 2) site and building lighting.

The proposed signage is consistent and commensurate with the overall project size, sign purpose, illumination, and site location. Freestanding signage is limited in number and size along the project perimeter. The overall project signage consists of the following: 1) 130 foot high freestanding sign along Roy Horn Way street frontage; 2) 83 foot freestanding sign along Durango Drive street frontage; 3) monument signs; 4) wall signs; and 5) directional signs.

The request for a 130 foot high freestanding sign is necessary due to the following reasons: 1) grade differences between the proposed sign location and the travel lanes of the 215 Beltway; and 2) linear distances and visual obstructions along the various off-ramps, including the Durango Drive and Roy Horn Way, from either east or west bound travel on the 215 Beltway. Exhibits RND1.2 and RND1.3 contained within the sign package depict the grade differential between west bound and east bound travel lanes on the 215 Beltway and the sign location. The locations of the exit ramps for the Durango Drive and Roy Horn Way off-ramps range from one-half to one mile from the project site with the view of the proposed sign hindered by the existing topography of the travel lanes on the 215 Beltway. The sign location visibility is also hindered for west bound travel along the Beltway by multiple overpasses, commercial buildings, and Beltway directional signage. Therefore, the proposed sign height is appropriate for the site and will not adversely impact the immediate area.

Finally, the proposed signage is in full compliance with all provisions of Title 29 including sign areas, number of signs, setbacks, and separations. Additionally, all signs along street frontages or near driveways comply with all sight zone requirements. The sign program is unified and cohesive and compatible with the design of the resort hotel in terms of materials and colors.

D G Consultants

The proposed site and exterior lighting is purposely designed for an inviting look at night to complement the surrounding area without emitting any adverse glare or direct view of exposed lamps from outside the property. All parking lot lighting is designed to maintain full cut-off fixtures around the perimeter of the site as depicted on the lighting calculation exhibit and is a warm 2700k color. The parking lot light poles will be a total height of 27 feet. The height consists of a 25 foot high pole with a 2 foot concrete base. The submitted lighting plans consisting of Lighting Exhibit L1.5, Specification Sheets PL1-1-5, PL1-1-4, and PL1-2-5, and Keynotes on Sheet SLC104 provide the detail on the overall height for parking lot lights. All landscape and building level façade lighting fixtures are aimed up or down to the feature being lit with no light spillage into other areas and are equipped with glare shields. The hotel tower is softly up lit with LED lighting designed for such an application with glare guards to eliminate any light spillage into any right-of-way. Therefore, the site and building lighting is in full compliance with Title 29 and will not adversely impact any adjacent or contiguous properties.

Thank you for the consideration.

Sincerely,

Dionisio Smith

12/07/22 BCC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

RAFAEL RIVERA WY/MONTESSOURI ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0576-AXIOM 3, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a freestanding sign. **DESIGN REVIEW** for a proposed freestanding sign in conjunction with an approved office complex on a portion of 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the west side of Montessori Street (alignment) within Spring Valley. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
176-03-511-002; 176-03-511-003 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a freestanding sign along Rafael Rivera Way and the CC 215 to 49 feet where a maximum of 28 feet is permitted in the CMA Design Overlay District per Section 30.48.680 (a 75% increase).

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7160 Rafael Rivera Way
- Site Acreage: 5 (portion)
- Project Type: Freestanding sign
- Sign Height (feet): 49
- Square Feet: 402

Site Plan

The request is for a proposed freestanding sign in conjunction with an approved 80,000 square foot office complex. The approved office buildings are located on the north and south sides of the parcels, with a parking garage located near the center. Access to the site is provided by 1 driveway on Rafael Rivera Way to the south and 1 driveway on Montessori Street to the north.

The freestanding sign is oriented along Rafael Rivera Way and set back 23 feet from the right-of-way.

Signage

The 49 foot high freestanding sign is located on the southwest corner of the site. The sign is double face and includes a multitenant cabinet. The overall sign area is 402 square feet and is oriented in an east/west direction. The sign elements are compatible with the materials used for the buildings in the office complex and will consist of internally illuminated cabinets and tenant panels.

Applicant's Justification

The applicant states that the purpose of increasing the height of the freestanding sign is to increase visibility of the office complex from the CC 215. The applicant adds that there have been previous approvals to increase the heights of the existing freestanding signs for different shopping centers along the CC 215.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0776	Increased the height of a freestanding sign - expired	Approved by BCC	November 2019
WS-18-0953	Increased building height to 70 feet and increased the length of the roofline without articulation with a design review for office buildings and a parking garage	Approved by BCC	January 2019
WS-0607-08	Reduced separation between 2 freestanding signs with a design review for a comprehensive sign package - expired	Approved by BCC	December 2008
UC-0586-08	Increased building height and a design review for a professional office complex and parking garage - expired	Approved by BCC	July 2008
ZC-0803-07	Reclassified the northern 2.5 acres to C-2 zoning with a design review for an office complex on 5 acres	Approved by BCC	August 2007
ZC-0759-06	Reclassified the middle 1.3 acres to C-2 zoning for future commercial development	Approved by BCC	July 2006
ZC-2027-97	Reclassified the southern 1.3 acres to C-2 zoning for a convenience store and gasoline station	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped
South	Business Employment	C-2	CC 215 & shopping center
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not typically support a request to increase the height of freestanding signs within the CMA Design Overlay District adjacent to the CC 215. WS-19-0776 was previously approved on this site to allow signage height up to 60 feet (although the applicant requested 70 feet). That application has since expired. In the previous report, staff indicated that limiting the height of the proposed sign would make it more compatible with signs in the area and would also provide the desired visibility. Since the applicant has significantly reduced the sign height, staff believes this request will not have any negative impacts. Furthermore, this request is consistent with other signage in the area; therefore, staff supports this request.

Design Review

Staff finds that the design of the signage meets the standards for approval required for a design review per Title 30; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Maximum height of 49 feet.
- 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: AXIOM 3, LLC

CONTACT: HIGH IMPACT SIGNS, 820 WIGWAM PKWY, #100, HENDERSON, NV
89014



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>10/11/2022</u> PLANNER ASSIGNED: <u>JG-H</u> ACCEPTED BY: <u>JG-H</u> FEE: <u>\$475</u> CHECK #: <u>2</u> COMMISSIONER: <u>2</u> OVERLAY(S)? <u>2</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? Y/N _____ PFNA? Y/N _____ APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS22-0576</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/8</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/7/22</u> ZONE / AE / RNP: <u>2</u> PLANNED LAND USE: <u>2</u> NOTIFICATION RADIUS: <u>2</u> SIGN? Y/N _____ LETTER DUE DATE: <u>2/2</u> COMMENCE/COMPLETE: <u>2/2</u>
	PROPERTY OWNER	NAME: <u>Axiom 3LLC</u> ADDRESS: <u>2580 Saint Rose Pkwy #125</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ FAX: _____ CELL: <u>702-235-8985</u> E-MAIL: <u>Neil@Sansonecompanies.com</u>	
	APPLICANT	NAME: <u>Same As Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	CORRESPONDENT	NAME: <u>Jacob Gateson -HIGHIMPACT SIGNS</u> ADDRESS: <u>820 WIGWAM PKWY SUITE 100</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.736.7446</u> FAX: <u>702.644.0678</u> CELL: _____ E-MAIL: <u>JAKE@HIGHIMPACTSIG</u>	

ASSESSOR'S PARCEL NUMBER(S): ~~176-035-11-003~~ 176-03-511-003 166648

PROPERTY ADDRESS and/or CROSS STREETS: 7160 RAFAEL RIVERA WAY

PROJECT DESCRIPTION: DR & WS FOR A PREVIOUSLY APPROVED PYLON OVER 28'-0" TALL

(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.

Neil Sansone
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK

NEIL SANSONE
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON SEPT. 1, 2022 (DATE)
 By NEIL SANSONE
 NOTARY PUBLIC: Rhonda Lynn Main



*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.



**PLANNER
COPY**

9/2/22

To: Clark County Department of Comprehensive Planning

Re: Justification Letter for a Design Review with a Waiver of Development Standards for the increased height of an On-Premise, Freestanding Pylon Sign.

APN: 17603511001

WS-22-0576

ADDRESS: 7160 RAFAEL RIVERA WAY

To whom it may concern,

On behalf of the applicant, we are requesting approval of a Design Review with a Waiver of Development Standards for an Illuminated, Double Face, 49'-0" tall, 402 square foot, Freestanding Pylon Sign.

On November 20th, 2019, application WS-19-0776 was approved. That application allowed for one (1) freestanding pylon sign 65'-0" tall with increased area and animation for this property.

The application expired during the height of an unprecedented global pandemic. Unforeseen conflicts were discovered during construction that required a redesign in a different location. Additionally, there were delays, price fluctuations and lack of availability in materials and manpower, all as a result of COVID.

One issue in particular, the location of an underground utility easement and ghost power line, have required a relocation of the sign. The new location of the sign remains on property with all required setbacks.

The new location is set back more than 20'-0" from the R.O.W., 40'-0" from the adjacent property to the West and is down an embankment and obscured by a low block wall. This location is required due to a substantial utility easement along the property frontage. The increased height is needed for visibility from such a distance. At 49'-0" overall height the sign will stand at 41'-8" from the grade of the R.O.W.

820 Wigwam Pkwy, Suite 100
Henderson, NV 89014
(702) 736-7446 office / (702) 644-0678 fax
www.highimpactsign.com



This height is consistent with numerous other pylons along the 215 Beltway in the immediate area including: Centra Point, Arroyo Crossing Shopping Center, HMH Group Commercial Plaza, Gaudin Ford, Gausin Porche, Findlay Chevy, ABC Hyundai and Ikea.

The proposed sign is 402 square feet in area. Per title 30 the sign, which will include multiple tenants, would have an allowable are of 646.5 square feet (431 x 1.5).

The proposed sign is compatible and harmonious with the building on site and the adjacent businesses. It is modest yet attractive and will help to increase the aesthetic of the area.

With these considerations, in congress with the previous approval and the reduction in height requested in this application, we humbly ask you support this request.

Thank you for your consideration.

Sincerely,

Jacob Gateson

A handwritten signature in blue ink, appearing to read "Jake", is written over the printed name "Jacob J. Gateson".

Jacob J Gateson

jake@highimpactsign.com

702-736-7446 x214

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