



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 24, 2020

6:30pm

## AGENDA

**Note:**

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

Board/Council Members: Darby Johnson, Jr. – Chair  
Angie Heath Younce  
Rodney Bell

Yvette Williams – Vice Chair  
Catherine Godges

Secretary Carmen Hayes, 702-371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)

County Liaison(s): Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov)

- 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 November 10, 2020. (For possible action)

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

IV. Approval of the Agenda for November 24, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - The Las Vegas Metropolitan Police Department is seeking feedback regarding community engagement and overall performance via a survey available in English, Chinese or Spanish. The survey can be accessed at [www.LVMPD.com](http://www.LVMPD.com).

VI. Planning and Zoning

1. **UC-20-0413-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T: HOLDOVER USE PERMITS** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) 11/17/20 PC
2. **WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC: HOLDOVER WAIVER OF CONDITIONS** of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/18/20 BCC
3. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC: HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) 11/18/20 BCC
4. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC: HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) reduced street intersection off-set.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/18/20 BCC

5. **TM-20-500141-MONESTAR DEVELOPMENT, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/18/20 BCC**
  
6. **ET-20-400134 (UC-18-0340)-INTERNATIONAL AUTO FLEET CORP:**  
**USE PERMIT FIRST EXTENSION OF TIME** to commence a used vehicle sales (auto dealership) facility.  
**DESIGN REVIEW** for a vehicle sales (auto dealership) facility on a 0.5 acre parcel in a C-2 (Commercial General) Zone. Generally located on the east side of Sorrel Street, 330 feet south side of Sahara Avenue within Spring Valley. SB/jgh/jd (For possible action) **12/15/20 PC**
  
7. **WS-20-0468-JOSHUA GROUP, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements (landscaping) within the right-of-way in conjunction with future development of a day care facility and major training facility on 2.1 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/nr/jd (For possible action) **12/15/20 PC**
  
8. **ET-20-400123 (VS-18-0667)-BOYD CORPORATE CAMPUS LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). MN/jgh/jd (For possible action) **12/16/20 BCC**
  
9. **ET-20-400129 (ZC-0827-17)-SPANISH TOWERS FUNDING, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 16.1 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District.  
**USE PERMITS** for the following: **1)** a proposed High Impact Project; **2)** increase density; and **3)** increase height.  
**DESIGN REVIEW** for a proposed mixed-use development. Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/jgh/jd (For possible action) **12/16/20 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: December 8, 2020.

X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

**BOARD OF COUNTY COMMISSIONERS**

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



# Spring Valley Town Advisory Board

November 10, 2020

## MINUTES

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

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

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov) PRESENT

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

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

II. Public Comment

- None

III. Approval of **October 27, 2020** Minutes

Motion by: **Catherine Godges**  
Action: **APPROVE** as published.  
Motion **PASSED** 4/0 Unanimous

IV. Approval of Agenda for **November 10, 2020**.

Motion by: **Catherine Godges**  
Action: **Approved as amended**  
Vote: **4/0 Unanimous**

Applicant requested holds:

1. UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
2. VS-20-0414-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
3. WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
4. WS-20-0411-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
5. TM-20-500141-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

Related applications:

7. UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:
8. VS-20-0389-SILVAGGIO ALBERT A & I W TRS:

Agenda Change: Item # 12 will be heard after Item #6.

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
  - Applications are available until November 12, 2020 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 2021.

VI Planning & Zoning

1. **UC-20-0413-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:**  
**USE PERMITS** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) 11/03/20 PC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

2. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) 11/04/20 BCC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

3. **WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/04/20 BCC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

4. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) reduced street intersection off-set.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/04/20 BCC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

5. **TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**  
**TENTATIVE MAP** consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

6. **VS-20-0433-DEBREGNET MEDHANELEM ETHIOPIAN ORTHODOX CHURCH:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **11/17/20 PC**

Motion by: **Angie Heath Younce**

Action: **APPROVE** per staff recommendations.

Vote: **4/0 Unanimous**

7. **UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate an on-site walkway; **2)** reduce landscaping; **3)** allow non-standard improvements in the right-of-way; and **4)** alternative driveway geometrics.  
**DESIGN REVIEW** for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone.  
Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY.**

Vote: **4/0 Unanimous**

8. **VS-20-0389-SILVAGGIO ALBERT A & I W TRS:**  
**VACATE AND ABANDON** a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY.**

Vote: **4/0 Unanimous**

9. **DR-20-0426-CHURCH ROMAN CATHOLIC LAS VEGAS:**  
**DESIGN REVIEW** for a parking lot expansion and an accessory structure in conjunction with a place of worship on 4.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Torrey Pines Drive and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action) **12/01/20 PC**

Motion by: **Catherine Godges**

Action: **APPROVE** per staff recommendations.

Vote: **4/0 Unanimous**

10. **UC-20-0461-JONES TECO, LLC:**  
**USE PERMIT** for off-highway vehicle, recreational vehicle, and watercraft storage.  
**DESIGN REVIEWS** for the following: **1)** a mini-warehouse facility with boat and RV storage; and **2)** increased finish grade on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Teco Avenue and Jones Boulevard within Spring Valley. MN/al/jd (For possible action) **12/01/20 PC**

Motion by: **Angie Heath Younce**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

11. **WS-20-0459-EGBERT, ANNETTE & DENNIS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Red Rock Street, approximately 300 feet north of Oakey Boulevard within Spring Valley. JJ/sd/ja (For possible action) **12/01/20 PC**

Motion by: **Catherine Godges**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

12. **DR-20-0392-FAVELA ERASMO:**  
**DESIGN REVIEW** for increased finished grade for future single family residences on 3.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue and the east side of Red Rock Street within Spring Valley. JJ/sd/jd (For possible action) **12/02/20 BCC**

Motion by: **Angie Heath Younce**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

13. **DR-20-0464-RUSSELL MINI STORAGE PARTNERS, LLC:**  
**DESIGN REVIEW** for lighting in conjunction with an existing mini-warehouse facility on 2.4 acres in a C-1 (Local Business) Zone in the CMA (Design Overlay District). Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. MN/jor/ja (For possible action) **12/02/20 BCC**

Motion by: **Angie Heath Younce**  
Action: **APPROVE** per staff recommendations.  
Vote: **4/0 Unanimous**

14. **WC-20-400122 (NZC-18-0244) -PICERNE SUNSET, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines for an approved multiple family development on 10.6 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Cimarron Road within Spring Valley. MN/bb/ja (For possible action) **12/02/20 BCC**

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

15. **ZC-20-0450-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**ZONE CHANGE** to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduce setbacks; 2) alternative landscaping; and 3) alternative driveway geometrics.**

**DESIGN REVIEWS** for the following: **1) an office complex; and 2) alternative parking lot landscaping for an office complex in the CMA Design Overlay District.** Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley (description on file). JJ/al/ja (For possible action) **12/02/20 BCC**

Motion by: **Rodney Bell**  
Action: **APPROVE** as presented.



**Vote: 4/0 Unanimous**

**VII General Business**

1. None

**VIII Public Comment**

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

- None.

**IX. Next Meeting Date**

The next regular meeting will be **November 24, 2020 at 6:30pm**

**X Adjournment**

**Motion by Darby Johnson**

**Action: Adjourn**

**Vote: 4-0 / Unanimous**

**The meeting was adjourned at 7:52 p.m.**

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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



11/17/20 PC AGENDA SHEET

UPDATE

PLACE OF WORSHIP  
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**

**HOLDOVER USE PERMITS** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-35-101-010

**USE PERMITS:**

1. Permit a place of worship.
2. Increase the height of proposed ornamental spires and domes to 65 feet where a maximum height of 35 feet is permitted per Table 30.40-1 (an 85.7% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for a commercial driveway along Santa Margarita Street (alignment) to 15 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 2 (place of worship and multi-purpose building)
- Building Height (feet): Up to 65 (place of worship)/35 (multi-purpose building)
- Square Feet: 7,925 (place of worship)/5,068 (multi-purpose building)

- Parking Required/Provided: 131/140

#### Site Plans

The plans depict a proposed 2 story place of worship and a 2 story multi-purpose building, which will exclusively be utilized as an accessory use for the church in addition to living quarters for clergymen. The place of worship is set back 88 feet from the west property line along Santa Margarita Street (alignment), 83 feet from the north property line along Quail Avenue (alignment), and 88 feet and 150 feet from the east and south property lines, respectively. The multi-purpose building is set back 113 feet from the west property line, 168 feet from the north property line, and 78 feet and 81 feet from the east and south property lines, respectively. The place of worship and multi-purpose buildings are centrally located within the project site. A 5 foot wide attached sidewalk is proposed along Santa Margarita Street and Quail Avenue. A 5 foot wide pedestrian walkway connects the place of worship to the attached sidewalk along Santa Margarita Street. The required trash enclosure is located at the southeast corner of the multi-purpose building and is set back 70 feet from the east property line and 61 feet from the south property line. Bicycle parking spaces are located at the southwest corner of the place of worship. The proposed development requires 131 parking spaces where 140 parking spaces are required. Access to the project site is granted via a commercial driveway along Santa Margarita Street, where a minimum throat depth of 15 feet is provided necessitating the waiver of development standards request. The driveway located on Quail Avenue is designated as a one-way, exit only driveway, eliminating any potential conflicts with vehicular traffic from this alignment.

#### Landscaping

The plans depict a proposed 6 foot wide landscape area, including 5 foot wide attached sidewalks along Santa Margarita Street and Quail Avenue. Twenty-four inch box trees are planted 20 feet on center along both street alignments, including shrubs and groundcover. Interior parking lot landscaping is equitably distributed throughout the site. A 10 foot wide intense landscape buffer per Figure 30.64-12, including a double row of 24 inch box evergreen trees, are planted 10 feet on center along the south and east property lines. A 6 foot high decorative CMU block wall will also be provided along the south and east property lines.

#### Elevations

The height of the place of worship is 35 feet to the top of the parapet walls. A special use permit is requested to increase the overall height to 56 feet to the top of the main dome and 65 feet to the top of the Coptic Cross on the main dome. There are also 2 additional domes at a height of 42 feet to the top of the crosses located on the western portion of the main structure. The height of place of worship complies with the height setback ratio specified within Code, as an intense landscape buffer per Figure 30.64-12 is proposed along the east property line. The building materials for the place of worship consist of a decorative metal dome and standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting.

The multi-purpose building has an overall height of 35 feet to the top of the roof ridge line with the main portion of the structure at a height of 28 feet to the top of the parapet wall. The building materials for the multi-purpose building consist of a decorative standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting. All rooftop mechanical equipment will be screened from public view by parapet walls on both

structures. The place of worship and multi-purpose buildings consist of neutral, earth-tone colors.

Floor Plans

The place of worship consists of an overall area of 7,925 square feet. The first level measures 6,047 square feet in area and features the primary sanctuary area for religious services. Restroom facilities, control room, cry room, kitchen, electrical room, storage room, and miscellaneous other rooms are also located on the first floor. The second level of the place of worship consists of 1,878 square feet featuring classrooms and offices, with an additional 288 square foot indoor balcony area.

The multi-purpose building consists of an overall area of 5,068 square feet. The first level of the building measures 4,042 square feet, which includes a 2,208 square foot activity area, church offices, a classroom, kitchen, storage room, and restroom facilities. The second level consists of 1,026 square feet of living quarters for religious clergy.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the place of worship is designed with elevations with classic Orthodox architecture including domes with Coptic Crosses atop the domes. Worship services are on Thursdays and Sundays from 5:00 a.m. to 11:00 a.m. and occasionally to noon. The maximum capacity for the place of worship is 196 congregants. Activities in the social hall will not take place at the same time as worship services so the additional parking provided for the multi-purpose building is available during worship services. The multi-purpose building will be used exclusively as an accessory use for the place of worship and its associated activities, and will not be rented out to outside groups or individuals not affiliated with the church.

The parking spaces located along the south side of the property are set back approximately 50 feet from Santa Margarita Street, minimizing any potential vehicular conflicts with on-site traffic movement. In addition, there is 17.5 feet of landscaping abutting the north side of the driveway before encountering parking spaces minimizing potential conflicts.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Office Professional, Commercial General, and Public Facilities	R-E	Undeveloped, single family residential, & Nevada Energy substation
South & East	Rural Neighborhood Preservation (up to 2 du/ac), and Open Land (up to 1 du/10 ac)	R-E	Undeveloped & single family residential
West	Commercial General	C-1	Undeveloped

## Related Applications

Application Number	Request
VS-20-0433	A vacation and abandonment of easements is a related 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

##### 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 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.

##### Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the design and overall height of the place of worship.

##### Use Permit #2

Urban Specific Policy 10 from the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity. Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. The existing single family residences within the immediate area, including the residential development to the north and southeast of the project site are predominantly 1 story structures not exceeding 35 feet in height. The increase in height to the ornamental spire and dome features associated with the place of worship are not compatible with the height of the existing residences within the surrounding neighborhood. Additionally, the proposed height increase does not comply with Urban Specific Policies 10 and 19; therefore, staff cannot support this request.

##### 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.

### Design Review

Staff finds the architecture and height of the proposed place of worship is not designed to minimize impacts to the surrounding residential area. The existing single family residential development to the southeast and north consist of single story homes. The overall design and height of the proposed structure are not consistent or compatible with the abutting residential and commercial development. The proposed place of worship will be the tallest building within the immediate area. Urban Specific 19 states scale relationships between buildings and adjacent developments should carefully be considered. Varying building heights, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary with lower building heights adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. Staff is concerned with the bulk and mass of the building, as it relates to the existing single family residences to the southeast. Although the perimeter landscaping surrounding the project site meets Code requirements, staff cannot support the overall design of the place of worship as it does not meet several of the design goals and policies of the Comprehensive Master Plan. Therefore, staff recommends denial.

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

#### Waiver of Development Standards

Staff finds that with the Santa Margarita driveway being the only full movement driveway and only ingress point to the site, this will become a safety issue. During peak times when services are offered, there will be no adequate way to minimize driver confusion or prevent stacking in the public right-of-way. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Approval of use permit #1; denial of use permit #2, waiver of development standards, and 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.

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0368-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 4 cards**

**PLANNING COMMISSION ACTION:** November 3, 2020 – HELD – To 11/17/20 – per the applicant.

**APPLICANT:** CHURCH DEBREGNET MEDHANE ALEM ETHIOPIAN ORTHODOX T  
**CONTACT:** JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



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11/18/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

**UPDATE**  
PEACE WY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC:**

**HOLDOVER WAIVER OF CONDITIONS** of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-20-701-003

**LAND USE PLAN:**  
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

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

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,649 to 2,002
- Open Space Required/Provided: 0/16,115 square feet

**Request and Site Plan**

The site was reclassified to the R-2 zone by ZC-0078-06 in February 2006 for a single family residential development. ZC-0078-06 was approved with a condition limiting the number of residential lots on the parcel to a maximum of 23 lots. The applicant has submitted an application to develop this site as a single family residential development consisting of 40 lots.

The plan for the proposed project depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

#### Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Peace Way. The landscape areas will consist of trees, shrubs, and groundcover. Along the side street of the corner lots within the development a minimum 6 foot wide landscape area will be provided consisting of trees, shrubs, and groundcover.

#### Elevations

The proposed homes will be 2 stories with a maximum height of approximately 25 feet. Each home model has a pitched roof with concrete tile roofing material with the exterior of the homes having a stucco finish painted in earth tone colors. There are options to also provide a stone or brick veneer to the exterior of the homes.

#### Floor Plans

The homes will be between 1,649 square feet and 2,002 square feet in area. Each home will have a 2 car garage and 3 bedrooms.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0078-06:

#### Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.
- Maximum of 23 lots;
- Work with neighbors on the wall for the south property line to address the look of the wall.

#### Civil Engineering

- Right-of-way dedication to include 40 feet for Peace Way;
- Drainage study and compliance;
- Full off-site improvements;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

**Applicant's Justification**

The applicant indicates that development trends within this portion of the Spring Valley Township have changed in the 14 years since the above referenced zone change was approved, with an emphasis toward affordable single family residential development. There are similar existing R-2 small lot developments surrounding the adjacent Tiburon subdivision: to the west (Tiburon 2 Phase 2), east (Day Spring and Daysprings 2, Day Star), and south (Bridgeport Townhomes and Travina 2 Phase 1). There is a similar existing development to the north (Durango Rochelle West Unit 1) which is adjacent to the school site. The Tiburon subdivision is also adjacent to R-3, commercial and public facility zoning, which could be more intensive than the proposed R-2. This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

**Related Applications**

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision 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 site was reclassified to the R-2 zone by ZC-0078-06 in February 2006. The Board of County Commissioners (BCC) approved this zone change with a condition to limit the number of lots on this site to a maximum of 23. This condition was placed on the site by the BCC due to concerns with how development on this site would impact the adjacent R-1 zoned single family residential developments located along 3 sides of the site. The limit on the number of lots on this site was intended to provide a development that was more compatible and in character with the existing adjacent development. Staff finds that this condition has not changed and does not support this request.

### **Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition 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**

If approved:

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST: 11 cards**

**COUNTY COMMISSION ACTION:** November 4, 2020 – HELD – To 11/18/20 – per the applicant.

**APPLICANT:** WILLIAM LYON HOMES

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120

11/18/20 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

**UPDATE**  
PEACE WY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0414-MONTESTAR DEVELOPMENT, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-20-701-003

**LAND USE PLAN:**  
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

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

The applicant is proposing to develop the site as a single family residential development. The request is to vacate 33 foot wide patent easements located along the boundaries of the parcel. The applicant indicates these easements are not necessary for the development of the site and that any required dedications for rights-of-way or utility easements will be provided with the future subdivision map for the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

### Related Applications

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision 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 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Peace Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and 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 objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 6 cards**

**COUNTY COMMISSION ACTION:** November 4, 2020 - HELD - To 11/18/20 per the applicant.

**APPLICANT:** WILLIAM LYON HOMES

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

**DRAFT**





11/18/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

**UPDATE**  
PEACE WY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-20-0411-MONTESTAR DEVELOPMENT, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) reduced street intersection off-set.

**DESIGN REVIEWS** for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-20-701-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height up to 19 feet (6 foot screen wall with a 13 foot retaining wall) where a maximum of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 111% increase).
2. Reduce the street intersection off-set to 113 feet where a minimum of 125 feet is required per Section 30.52.052 (a 9.6% reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Permit the use of hammerhead streets where the radius bulb cul-de-sac design is the County preferred turnaround per Section 30.56.080.
3. Increased finished grade for a single family residential development to 156 inches (13 feet) where a maximum of 18 inches is the standard per Section 30.52.040 (a 1,100% increase).

**LAND USE PLAN:**

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,649 to 2,002
- Open Space Required/Provided: 0/16,115 square feet

#### Site Plans

The plan depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

#### Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Peace Way. The landscape areas will consist of trees, shrubs, and groundcover. Along the side street of the corner lots within the development a minimum 6 foot wide landscape area will be provided consisting of trees, shrubs, and groundcover.

#### Elevations

The proposed homes will be 2 stories with a maximum height of approximately 25 feet. Each home model has a pitched roof with concrete tile roofing material with the exterior of the homes having a stucco finish painted in earth tone colors. There are options to also provide a stone or brick veneer to the exterior of the homes.

#### Floor Plans

The homes will be between 1,649 square feet and 2,002 square feet in area. Each home will have a 2 car garage and 3 bedrooms.

#### Applicant's Justification

The applicant indicates that the proposed development is in compliance with the density and intensity of the planned land use for the area, Residential Suburban up to 8 dwelling units per acre. The design uses hammerhead streets as opposed to the County's preferred radius bulb cul-de-sac because the large bulb on a cul-de sac is not conducive to the small lot product proposed.

Additionally there are other residential developments in this area that use the hammerhead street design. Increased fill is needed for the finished grade within the development to provide proper drainage and sanitary sewer. The increased retaining wall height is necessary in order to retain the fill necessary to raise the finish grade of the site. The reduction in the street intersection offset is needed due to the narrowness of the site; however, the reduction is to a street within the subdivision with limited traffic and will not have a negative impact on the adjacent developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

**Related Applications**

Application Number	Request
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision 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 #1

There is an existing single family residential development located on three sides of this site and a middle school located to the north across Peace Way. These existing developments make this site an in-fill development which is impacted by conditions created by these developments. These existing developments have established off-site improvements, drainage, and utilities for this area and this site has to be designed to work with these existing conditions. Increasing the height of the retaining walls in order to provide additional fill to allow this site to connect into the existing off-site improvements, utilities, and drainage is a unique circumstance for this site to justify a waiver of development standards, and staff could support this request. However, since staff does not support the waiver of conditions to increase the number of lots on this site and staff does not support the design review to allow the use of hammerhead streets, staff recommends denial of this request.

### Design Reviews #1 & #2

This site was reclassified to the R-2 zone by ZC-0078-06 in February 2006. The Board of County Commissioners (BCC) approved this zone change with a condition to limit the number of lots on this site to a maximum of 23. This condition was placed on the site by the BCC due to concerns with how development on this site would impact the adjacent R-1 zoned single family residential development located along 3 sides of the site. The limit on the number of lots on this site was intended to provide a development that was more compatible with the existing adjacent development. The applicant has filed a request for a waiver of this condition, which is a companion item on this agenda that staff is not supporting. Additionally, the design of this project is using hammerhead streets which is not the preferred design for a turnaround at the end of a street. However, there are other developments that have the hammerhead street design in this area. The preferred turnaround is the radius bulb cul-de-sac which is used in the adjacent single family residential development, therefore, staff finds that the use of a hammerhead street design would be compatible with the existing abutting development. Since staff does not support the waiver of conditions to increase the number of lots on this site and staff does not support the design review to allow the use of hammerhead streets, staff recommends denial of the design reviews.

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

#### Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection offset between Peace Way and Street "B". The proposed 40 lot subdivision should see a low volume of traffic because of the limited number of lots. However, since Planning is recommending denial of the application, staff cannot support this waiver.

#### Design Review #3

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 is recommending denial of the application, staff cannot support this design review.

## **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- 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 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and 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)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0369-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 4 cards**

**COUNTY COMMISSION ACTION:** November 4, 2020 – HELD – To 11/18/20 – per the applicant.

**APPLICANT:** WILLIAM LYON HOMES

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

DRAFT

11/18/20 BCC AGENDA SHEET

PEACE & JULIANO  
(TITLE 30)

PEACE WY/JULIANO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-20-701-003

**LAND USE PLAN:**  
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

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

**General Summary**

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development

**Site Plans**

The plan depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

### Related Applications

Application Number	Request
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off set 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. However, staff does not support the companion items WC-20-400114 (ZC-00078-06) or WS-20-0411 that are necessary to allow the proposed layout of the subdivision; therefore, staff cannot support the tentative map.

##### 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and 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.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0369-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC  
APPROVALS:  
PROTESTS:**

**COUNTY COMMISSION ACTION:** November 4, 2020 – HELD – To 11/18/20 – per the applicant.

**APPLICANT:** WILLIAM LYON HOMES

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



12/15/20 PC AGENDA SHEET

VEHICLE SALES  
(TITLE 30)

SAHARA AVE/SORREL ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400134 (UC-18-0340)-INTERNATIONAL AUTO FLEET CORP:**

**USE PERMIT FIRST EXTENSION OF TIME** to commence a used vehicle sales (auto dealership) facility.

**DESIGN REVIEW** for a vehicle sales (auto dealership) facility on a 0.5 acre parcel in a C-2 (Commercial General) Zone.

Generally located on the east side of Sorrel Street, 330 feet south side of Sahara Avenue within Spring Valley. SB/jgh/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-11-103-021

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

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

- Site Address: 2560 Sorrell Street
- Site Acreage: 0.5
- Project Type: Used vehicle sales (auto dealership)
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,440
- Parking Required/Provided: 14/28

Site Plans

The previously approved plans show a 1,440 square foot proposed commercial building (modular) in conjunction with a proposed vehicle sales (auto dealership) facility. There are 3 parcels along Sorrell Street, between Sahara Avenue and Laredo Street, that have cross access and shared parking. The northern parcel has an existing tire sales facility and the southern parcel has an existing office building. The used vehicle sales is being proposed in the middle parcel. Access to the facility is from Sahara Avenue and an existing driveway from Sorrel Street. A total of 28 parking spaces are provided for the overall site where a minimum of 14 parking spaces are required.

### Landscaping

The previously submitted aerial photo shows existing parking lot landscaping and street landscaping is shown along Sorrel Street and Sahara Avenue. The applicant is proposing to add additional shrubs between the existing trees along Sorrel Street, and on the north side of the parcel between the subject site and existing tire sales business, and on the south side between the subject parcel and the office building. Additional trees and shrubs are also being proposed on the east side adjacent to the proposed parking spaces and on the south side of the proposed building to buffer the mechanical equipment.

### Elevations

The previously approved plans depict a 16 foot high modular building, which will meet all requirements per Code and all accessible ramps to meet Code requirements. The building will be painted with desert tone colors to match the existing buildings within the commercial center.

### Floor Plans

The previously approved plans show a 1 story, 1,440 square foot building consisting of offices, meeting room, waiting room area, lunchroom, and bathroom.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0340:

#### Current Planning

- No test drives on Laredo Street;
- Maximum of 12 vehicles (automobile) for display allowed on-site at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that all mechanical equipment must be screened from public rights-of-way; 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;
- Replace existing pan driveway with a commercial curb return driveway per standards 222.1 and 225.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0260-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates, progress toward completion has been made. The installation of water and sewer, drainage study, engineering work and grading permit have all been completed. The applicant would like more time to complete the last steps for the final inspection.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0340	Vehicle sales (auto dealership) facility within a commercial center in a C-2 Zone	Approved by PC	June 2018
UC-0446-08	Eliminate landscape buffering, reduced the setback for a minor training facility from a residential use and eliminated a height/setback requirement in conjunction with a minor training facility - expired	Approved by PC	June 2008
ZC-0283-85	Reclassified C-2 and C-P zoning within the commercial center	Approved by BCC	January 1986

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Commercial General	C-2	Tire sales & vehicle repair
South	Rural Neighborhood Preservation (up to 2 du/ac)	C-P	Office building
West	Office Professional	C-P & C-1	Auto dealership

### **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.

This is the first extension of time for UC-18-0340 and the applicant has shown progress toward completing the project. The applicant has obtained his off-site permit (PW18-19551) and drainage permit (PW18-19354). In addition, the building permit for the modular office has been issued (BD20-04588). Therefore, staff has no objection to 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 June 19, 2022 to commence.
- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MARTIN REYES**

**CONTACT: MARTIN REYES, INTERNATIONAL AUTO GROUP, 209 S. STEPHANIE ST,  
B 145, HENDERSON, NV 89012**



12/15/20 PC AGENDA SHEET

NON-STANDARD IMPROVEMENTS  
(TITLE 30)

RUSSELL RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0468-JOSHUA GROUP, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements (landscaping) within the right-of-way in conjunction with future development of a day care facility and major training facility on 2.1 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/nr/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

163-31-501-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow non-standard improvements (landscaping) within the right-of-way (Russell Road) where not permitted per Chapter 30.52.

**LAND USE PLAN:**

SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Non-standard improvements (landscaping) within the right-of-way

**Site Plan**

The plan depicts the future development of a day care facility in the southwest corner of the property and a major training facility to the east of the day care building. The main parking area is located in the front of the buildings, and there is additional parking south of the major training facility building. A detached sidewalk extends along the north boundary of the site along Russell Road. The applicant is proposing to install detached sidewalks (5 feet wide) and a 5 foot wide landscape area in the right-of-way along Russell Road.

### Landscaping

Per the submitted landscape plan, the planning palette includes 15, 5 gallon shrubs on the west side of the driveway and 10, 5 gallon shrubs on the east side of the driveway. Both sides include decorative rock mulch.

### Applicant's Justification

The applicant indicates that per the approval of UC-20-0203 where detached sidewalks were approved, the applicant proposes landscaping within the right-of-way.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0203	Day care facility and major training facility	Approved by PC	June 2020
ZC-0930-08	Reclassified from R-E to C-P zoning with waivers and design review for an office complex, waivers and design review - expired	Approved by BCC	November 2008
DA-1872-00	Development agreement for Southwest Ranch - expired	Approved by BCC	March 2001
VS-1810-00	Vacated and abandoned a portion of Park Street and Quail Avenue (east property line)	Approved by PC	February 2001
ZC-1791-00	Reclassified from R-E to C-2 & R-3 zoning for commercial development and single family residential - expired	Approved by PC	February 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban (8 du/ac)	R-2	Single family residential
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
West	Commercial General	C-2	Gasoline station, convenience store, & tavern

### **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.



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

The applicant is responsible for the maintenance and upkeep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support the waiver of development standards but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JOSHUA GROUP, LLC

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



12/16/20 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

BUFFALO DR/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400123 (VS-18-0667)-BOYD CORPORATE CAMPUS LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). MN/jgh/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-34-401-012 through 163-34-401-014

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

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

The previously approved plans depict the vacation of 33 foot wide government patent easements along the northerly, easterly, and southerly boundaries of APN 163-34-401-012 and along all boundaries of APN 163-34-401-014. Pedestrian access easements for driveways on Sunset Road near the west property line and on Buffalo Drive on APN 163-34-401-013 are also being requested to be vacated. The plans also show the vacation of a 5 foot wide portion of Buffalo Drive between Sunset Road and Teco Avenue. The applicant indicates that the easements and portions of the right-of-way for a detached sidewalk are no longer needed with the companion development of the properties.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0667:

**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

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to 50 feet to back of curb for Buffalo Drive, 30 feet for Teco Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Applicant's Justification**

This vacation was part of an application package for Boyd Gaming Corporation which approved the vacation and relocation of a dedicated right-of-way for a detached sidewalk along a portion of Sunset Road. The applicant indicates that recordation of this vacation has been delayed due to the severe economic impacts of COVID-19; therefore, the applicant would like more time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0667	Vacation of easements located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way	Approved by BCC	October 2018
ZC-0873-03 (WC-0192-04)	Waived a condition of a zone change requiring right-of-way dedication (Tioga Way)	Approved by BCC	August 2004
TM-0251-04	Plot commercial subdivision	Approved by PC	June 2004
ZC-0083-04	Reclassified 10 acres from R-E and M-D to C-2 zoning for a shopping center	Approved by BCC	February 2004
ZC-0873-03	Reclassified 2.5 acres from R-E to M-D zoning	Approved by BCC	July 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Business and Design/Research Park	C-G & M-D	Undeveloped
South	Business and Design/Research Park	C-2	Retail center & undeveloped
East	Commercial General	R-E	Undeveloped & communication tower
West	Commercial General	M-D	Office warehouse (IGT)

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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 October 17, 2022 to record.
- 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 re-approval by utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: BOYD GAMING CORPORATION**

**CONTACT: RUSSELL ROWE, ROWE LAW GROUP, 7435 S. EASTERN AVENUE, SUITE 510, LAS VEGAS, NV 89123**



12/16/20 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

MAULE AVE/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400129 (ZC-0827-17)-SPANISH TOWERS FUNDING, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 16.1 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District.

**USE PERMITS** for the following: 1) a proposed High Impact Project; 2) increase density; and 3) increase height.

**DESIGN REVIEW** for a proposed mixed-use development.

Generally located on the north side of Maule Avenue, 750 feet east of Cimarron Road within Spring Valley (description on file). MN/jgh/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-04-601-019

**USE PERMITS:**

1. Allow a High Impact Project.
2. Increase the allowable density in the MUD-3 Overlay District (32 du/ac) through the use of development incentives to approximately 37.7 du/ac (608 units) by providing a 15 foot wide or larger supplemental pedestrian area (beyond what is required per Table 30.48-JI).
3. Increase the maximum allowable height in the MUD-3 Overlay District to 69 feet where up to 55 feet is the standard per Table 30.48-JI (a 26% increase).

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

**BACKGROUND:**

**Project Description**

- General Summary
- Site Address: 8030 W. Maule Avenue
- Site Acreage: 16.1
- Number of Lots/Units: 608
- Density (du/ac): 37.7
- Project Type: Mixed use development
- Number of Stories: 5 (residential)/1 (commercial)

- Building Height (feet): 68.5 (residential)/34 (commercial)
- Open Space Required/Provided: 3.5 acres/3.8 acres
- Parking Required/Provided: 1,018/1,018

### Site Plans

The previously approved plans show a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) open space indoor and outdoor amenity areas; 4) 3 level below grade parking garage; and 5) useable passive and active open space. The residential component consists of 608 apartment units at a density of 37.7 dwelling units per acre. The commercial component originally consisted of a 1,231 square foot retail coffee shop and a 3,243 square foot retail convenience store in conjunction with the club house and fitness center. Since the approval, the commercial component has been modified and the entire area will be for a fitness center open to the public.

The 608 apartment units are distributed among 7 buildings. The buildings are oriented in various directions to one another with some buildings having a north/south orientation and others having an east/west orientation. The perimeter buildings are set back (closest building point) from the property lines as follows: 1) 44 feet from the north, 2) 43 feet from the east; 3) 77 feet from the south (Maule Avenue); and 4) 50 feet from the west. The clubhouse with fitness center and retail commercial component is centrally located and set back 167 feet from Maule Avenue.

Parking for the development is provided with surface open spaces and was originally approved with a 3 level below grade parking garage. Since then the applicant revised the plans to show 1 level of below grade parking. The parking is in compliance with all Title 30 provisions for a mixed-use development since it allows for overall project parking spaces to be shared by the various land uses that operate at different times throughout the day. Access to the site is via driveways along Maule Avenue.

### Pedestrian Circulation & Open Space/Recreational Amenities

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the interior and perimeter of the site. The submitted pedestrian circulation plan depicts the functional integration and connectivity of the overall project with the pedestrian realm connections providing direct connectivity with all the project elements. The commercial component is functionally integrated and connected with the residential component through the use of clearly identifiable, safe, and convenient pedestrian connections. Since the project is a horizontal mixed use development, the applicant provided plans depicting the integration and connectivity between commercial and residential elements. The project is in compliance with all pedestrian realm, landscaping, and parking requirements.

The approved plans show an additional 15 foot wide supplemental pedestrian area, which is in addition to the required 15 foot wide pedestrian realm along Maule Avenue. The practical effect of a supplemental pedestrian realm is that it is detached from the streetscape and maintains and enhances pedestrian connectivity within the site. Additionally, the hardscape areas, which include pedestrian walkways, and landscape areas are continued throughout the areas where



buildings are located. The overall pedestrian connectivity is enhanced and provides for strong and practical site integration.

The previously approved plans depict a total of 3.8 acres of open space. Open space consists of the following: 1) pedestrian realm; 2) 2.6 acre amenity areas located around courtyards created by the buildings; 3) internal sidewalks and landscape areas; 4) clubhouse; 5) fitness area; and 6) passive and active open space within the courtyard areas. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the site. Additional open space includes terraces, lounge, and the outdoor decks within the buildings.

#### Elevations

The overall project has architectural elements that unify the development and contain prominent fenestration patterns on all elevations. Exterior elevations depict different types of stucco and plaster finish, horizontal metal siding, glass elements, and fabric sunshades. All elevations are enhanced and feature various amounts of façade articulation with architectural elements that feature painted metal elements and varied architectural elements. The building complies with all applicable setbacks related to height/setback provisions required by Title 30.

The 5 story residential buildings will range in height up to 68.5 feet. The previously approved plans depict substantial plane variation for all buildings that create articulation along all sides of the project.

#### Floor Plans

The overall 608 residential unit count consists of the following: 1) 128, studio units that are 679 square feet; 2) 358, one bedroom units that are 831 square feet; and 3) 122, two bedroom units that are 1,246 square feet. The plans depict each unit having livable area with an outdoor deck/patio. Each residential building will also have a 1,692 square foot roof deck. The clubhouse and fitness center consist of the following: 1) community room; 2) craft room; 3) kitchen; 4) theatre; 5) meeting rooms; 6) offices; 7) restrooms; 8) workout areas; and 9) storage rooms.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0827-17:

#### Current Planning

- A resolution of intent to complete in 3 years;
- Enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, and structural first lift with initial foundation work;

- Bond or other security is acceptable to Clark County for excavation prior to Development Agreement or Decommissioning Plan;
- The commercial component to be developed concurrently with the first phase;
- Design review as a public hearing for all site signage and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to back of curb for Maule Avenue.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0366-2017 to obtain your POC exhibit.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this project is currently under the building and technical plans review process; therefore, an extension of time is needed. The applicant has made progress but would like more time to obtain all required building permits and more time to commence and complete the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400010 (VS-17-1079)	First extension of time for easements located between Roy Horn Way and Maule Avenue	Approved by ZA	February 2020
VS-17-1079	Vacated easements located between Roy Horn Way and Maule Avenue	Approved by PC	February 2018
ZC-0827-17	Reclassified 16.1 acres from C-2 (General Commercial) to U-V (Urban Village - Mixed Use) zoning	Approved by BCC	December 2017
VC-0984-08	Variance to increase height to 248 feet for 3 mixed use buildings – expired	Approved by BCC	November 2008
UC-2125-04	Allow three, 248 foot high mixed use buildings for a total of 405 dwelling units – expired	Approved by BCC	January 2005
ZC-1491-04	Reclassified to C-2 zoning for a 390 unit, multi-tower condominium project with commercial component – zoning made permanent with remaining scope of request – expired	Approved by BCC	November 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2	Undeveloped
South	Business and Design/Research Park	R-3	Multiple family residential
West	Business and Design/Research Park	R-E	Undeveloped

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

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.

The applicant has active building permits that are under review; therefore, the applicant would like more time to complete the project. This is the first extension of time for ZC-0827-17. In addition, the development agreement, performance agreement, and decommissioning plan have been approved; therefore, staff has no objections to 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 December 20, 2023 to complete.
- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TIM DETERS

**CONTACT:** LEBENE OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S 4TH ST, LAS VEGAS, NV 89101

**DRAFT**