



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

December 13, 2022

6:00pm

AGENDA

Note:

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

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

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

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

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

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

- III. Approval of Minutes for November 29, 2022. (For possible action)
- IV. Approval of the Agenda for December 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action) 12/21/22 BCC

- 2. **ET-22-400122 (ZC-19-0892)-LTF REAL ESTATE COMPANY INC:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) increase height of exterior fixtures (luminaries) mounted on a building; 3) reduce landscaping; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) health club with accessory commercial uses on 15.2 acres in a C-2 (General Commercial) zone. Generally located on the east side of Durango Drive and the north side of Rafael Rivera Way within Spring Valley (description on file). MN/dd/syp (For possible action) 01/04/23 BCC

- 3. **ET-22-400125 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:**
USE PERMIT THIRD EXTENSION OF TIME to increase the height of an ornamental spire.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) parking lot landscaping.
DESIGN REVIEWS for the following: 1) a proposed place of worship; and 2) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: 1) landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; 2) ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; 3) redesigning the site to eliminate and relocate two-way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; 4) recording perpetual cross access, ingress/egress, and parking easements with the property to the north; 5) repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; 6) all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; 7) all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with

exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/dd/syp (For possible action) **01/04/23 BCC**

4. **ZC-22-0628-MEERKAT HOLDINGS, LLC:**
ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.
DESIGN REVIEW for 2 restaurants with drive-thru in the CMA Design Overlay District. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley (description on file). MN/md/syp (For possible action) **01/04/23 BCC**

5. **VS-22-0629-MEERKAT HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/md/syp (For possible action) **01/04/23 BCC**

6. **TM-22-500207-MEERKAT HOLDINGS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.2 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/md/syp (For possible action) **01/04/23 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 27, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>



Spring Valley Town Advisory Board

November 29, 2022

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Yvette Williams called the meeting to order at 6:02pm

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 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.

- **Yvette Williams, Chair, announced that she will not be returning to the Spring Valley Town Advisory Board in 2023. Yvette indicated other members of the public should have an opportunity to serve, wished the board best of luck and indicated she will stop by from time to time.**

III. Approval of **November 8, 2022** Minutes (For possible action) Reconsider **October 25, 2022** Minutes (For possible action)

Motion by: Brian Morris

Action: **APPROVE** November 8, 2022 Minutes as amended.

Vote 3-0 Yvette Williams abstained

Motion by: Brian Morris

Action: **APPROVE** October 25, 2022 Minutes after clarifying priority order of Budget requests.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **November 29, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams

Action: **APPROVE** after noting the General Business item, Little Ethiopia Cultural District, would be held, no date certain, at request of the applicant.

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **None**

VI. Planning & Zoning

1. **PA-22-700004-SAHARA PALM PLAZA, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 2.6 acres. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley. JJ/gtb (For possible action) **12/20/22 PC**

Motion by: John Getter

Action: **DENY**

Vote: 3-1/**NAY** - Morris

2. **ZC-22-0609-SAHARA PALM PLAZA, LLC:**

ZONE CHANGE to reclassify 2.6 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for an existing shopping center.

WAIVER OF DEVELOPMENT STANDARDS allow non-standard improvements in the right-of-way. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley (description on file). JJ/gtb/ja (For possible action) **12/20/22 PC**

Motion by: John Getter

Action: **DENY**

Vote: 3-1/**NAY** - Morris

3. **UC-22-0587-EDMOND BUSINESS PARK, LLC:**

USE PERMIT to allow a major training facility within an existing office/warehouse complex on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley. MN/hw/syp (For possible action) **12/20/22 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 4-0/Unanimous

4. **ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action) **12/21/22 BCC**

Motion by: Yvette Williams

Action: **HOLD** to Spring Valley Town Advisory Board Meeting on December 13, 2022 as the applicant was not present.

Vote: 4-0/Unanimous

5. **WS-22-0586-POST LAS VEGAS OWNER LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased area for project identification signs; and **2)** increased height for project identification signs.
DESIGN REVIEW for project identification signs in conjunction with a multiple family residential development on 16.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jud/syp (For possible action) **12/21/22 BCC**

Motion by: Yvette Williams

Action: **APPROVE** per staff conditions.

Vote: 4-0/Unanimous

6. **ZC-22-0594-FORT APACHE INVESTMENT LLC:**
ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone located in the (MUD-3) and (CMA) Design Overlay Districts. Generally located on the east side of Fort Apache Road and the south side of Sobb Avenue (alignment) within Spring Valley (description on file). JJ/mc/syp (For possible action) **12/21/22 BCC**

Motion by: John Getter

Action: **APPROVE** per staff conditions.

Vote: 4-0/Unanimous

VII General Business

- None

VIII. Comments by the General Public-

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

- **John Getter inquired about the Title 30 re-write and requested the Spring Valley Town Advisory Board have input before it moves forward.**
- **Yvette Williams, Chair, indicated she wanted the record to reflect that Commissioner Jones had been informed she would not continue as a member of the Spring Valley Town Advisory Board in 2023. Chair Williams indicated she informed the Commissioner months ago of her decision which, according to Yvette, was not made in haste.**

IX. Next Meeting Date: **December 13, 2022**

X Adjourment

Motion by: Yvette Williams

Action: **ADJOURN** meeting at 6.59 p.m.

Vote: (4-0) /Unanimous



Spring Valley Town Advisory Board

October 25, 2022

MINUTES

Board Members:	Yvette Williams, Chair - EXCUSED Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes 702 371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov EXCUSED Chris Chong-Wong 702-455-5563 wongc@clarkcountynv.gov PRESENT	

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

Catherine Godges called the meeting to order

Jasmine Harris, Current Planning

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 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**

III. Approval of **October 11, 2022** Minutes (For possible action)

Motion by: Catherine Godges

Action: **REVIEW** minutes next meeting date of **November 8, 2022**.

Vote: 3-0/Unanimous

IV. Approval of Agenda for **October 25, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Catherine Godges

Action: **APPROVE** as published.

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.

(for discussion)

- **Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2023.**

VI. Planning & Zoning

1. **UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:**

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action) **11/01/22 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

2. **WS-22-0474-BEAZER HOMES HOLDINGS, LLC:**

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action) **11/02/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

3. **UC-22-0522-4199 SOUTH FORT APACHE ROAD, LLC:**

USE PERMITS for the following: 1) reduce separation from residential use; and 2) reduce setbacks on 1.0 acre in conjunction with a convenience store in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and the south side of Flamingo Road within Spring Valley. JJ/bb/syp (For possible action) **11/15/22 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

4. **UC-22-0551-KH GOLDEN INVESTMENTS, LLC:**

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/syp (For possible action) **11/15/22 PC**

Motion by: John Getter

Action: **APPROVE** per staff conditions.

Vote: 3-0/Unanimous

5. **UC-22-0561-VITTORIO HOLDING, LLC:**

USE PERMIT for a service bar in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally

located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. MN/jud/syp (For possible action) 11/15/22 PC

Motion by: Brian Morris
Action: **APPROVE** per staff conditions.
Vote: 3-0/Unanimous

6. **VS-22-0553-YGNELZI GIANNI L & KNOWLES AUDRA C.:**
VACATE AND ABANDON a portion of a right-of-way being Miller Lane located between Tara Avenue and Edna Avenue (alignment) within Spring Valley (description on file). JJ/jud/xx (For possible action) 11/15/22 PC

Application withdrawn at request of the applicant.

7. **WS-22-0545-S & S FUELS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action) 11/15/22 PC

Motion by: John Getter
Action: **APPROVE** with staff conditions.
Vote: 3-0/Unanimous

8. **WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA P CO-TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley. MN/sd/syp (For possible action) 11/15/22 PC

Motion by: Brian Morris
Action: **APPROVE** subject to staff conditions.
Vote: 2-1/NAY - Getter

9. **VS-22-0558-DFA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Dewey Drive, and between Redwood Street and Santa Margarita Street within Spring Valley (description on file). MN/md/syp (For possible action) 11/16/22 BCC

Motion by: John Getter
Action: **APPROVE** with staff conditions.
Vote: 3-0/Unanimous

10. **UC-22-0557-DFA, LLC:**
USE PERMITS for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.

DESIGN REVIEWS for the following: **1)** school; and **2)** daycare on 4.1 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Dewey Drive and the west side of Redwood Street within Spring Valley. MN/md/syp (For possible action) **11/16/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff “if approved” conditions.

ADD: Modify Public Works traffic study and compliance at every phase to completion.

Vote: 3-0/Unanimous

11. **VS-22-0562-215 PROPERTY, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Warbonnet Way and Cimarron Road within Spring Valley (description on file). MN/bb/syp (For possible action)

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

Vote: 3-0/Unanimous

12. **TM-22-500191-215 PROPERTY, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-D (Designed Manufacturing) and C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the west side of Warbonnet Way within Spring Valley. MN/bb/syp (For possible action) **11/16/22 BCC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

13. **ZC-22-0542-DURANGO STOREFLEX, LLC:**

ZONE CHANGE to reclassify 2.3 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** office/warehouse buildings; and **2)** mini-warehouse facility. Generally located on the west side of Butler Street, 300 feet north of Warm Springs Road within Spring Valley (description on file). MN/gc/syp (For possible action) **11/16/22 BCC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions.

Vote: 3-0/Unanimous

VII General Business

1. Presentation by Public Works on 5-year Capital Plan and other road projects in Spring Valley

Presentation by Kaizad Yazdani with Public Works on the Clark County 5-Year Capital Plan. Mr. Yazdani answered questions and passed out a Spring Valley Project List associated with the 5-Year Capital program.

1. Take public input regarding budget requests for the next fiscal year (For possible action)

The Board was informed Administrative Services reportedly has order audiovisual equipment for the Town Board in response to years of requests via the Town Advisory Board budget process. The Board prioritized the following list for the next budget cycle.

- 1) **Increase funding for the Public Response Office to hire additional officers to assist with enforcement of regulations associated with the Short-Term Rentals.**
- 2) **Repave Desert Inn from Jones to Durango.**
- 3) **Rehab and repave streets in Section 11 to include potholes and regular maintenance.**

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.

- **An individual in attendance requested that nametags be used by Board members to help the audience know who is speaking.**
- **An individual in attendance requested a presentation by the Constables Office regarding their guidelines, protocol and operating procedures. The Board indicated efforts would be made to request a presentation by the Constables Office as soon as possible.**

IX. Next Meeting Date: **November 8, 2022**

X Adjournment

Motion by: Catherine Godges
Action: **ADJOURN** meeting at 8:36 p.m.
Vote: 3-0/Unanimous

12/21/22 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BUTLER ST/PITCHING AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:
176-04-101-026

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The approved plans show the vacation and abandonment of a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue. A 90 degree turn in the public street was proposed from Butler Street to Pitching Avenue. According to the applicant, a turning analysis was conducted of the proposed improvements at the time, and it was determined that 2 trucks could simultaneously navigate this turn without conflict. The request was in support of development plans previously approved on this property.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0075:

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 a portion of Rafael Rivera Way if required by Public Works - Design Division;

- Grant maintenance access easements and any other easements as required by Public Works;
- Coordinate with Public Works - Development Review Division regarding the location and design of maintenance access easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant is requesting to obtain more time for the vacation and abandonment to be recorded. This vacation is needed to aid in the development of the approved health club (ZC-19-0892) at the subject site, and this extension of time is part of a series of extensions to allow for more time to advance the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400184 (VS-19-0817)	First extension of time to vacate and abandon government patent easements	Approved by PC	February 2022
ADET-21-900797 (ZC-19-0892)	First extension of time for a zone change from R-E, C-2, and M-D to C-2 zoning for a health club with accessory commercial uses with waivers and a design review	Approved by ZA	December 2021
VS-20-0075	Vacated and abandoned intersection knuckle of Butler Street and Pitching Avenue	Approved by ZA	March 2020
ZC-19-0892	Reclassified the site from R-E, C-2, and M-D to C-2 zoning for a health club with accessory commercial uses with waivers and a design review	Approved by BCC	January 2020
VS-19-0817	Vacated and abandoned government patent easements	Approved by PC	December 2019
UC-1051-07 (ET-0107-09)	First extension of time to complete modified pedestrian realm requirements - expired	Approved by BCC	July 2009
UC-1051-07	Modified pedestrian realm requirements in conjunction with an approved mixed-use project	Approved by BCC	November 2007
ZC-0189-06 (WC-0304-07)	Waived noise level reduction requirements - expired	Approved by BCC	November 2007
ZC-0189-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	May 2006
ZC-0829-02	Reclassified a portion of the site to M-D zoning for a plant nursery with a use permit for an off-premises sign	Approved by BCC	August 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1844-00	Reclassified a portion of the site to C-2 zoning for a convenience store and retail center	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & medical office building
South*	Corridor Mixed-Use	U-V	Approved mixed-use development
East	Corridor Mixed-Use	C-1 & C-2	Office buildings & undeveloped
West	Entertainment Mixed-Use	C-2	Large scale retail business (IKEA)

*Immediately to the south is the CC-215.

Related Applications

Application Number	Request
ET-22-400122 (ZC-19-0892)	Second extension of time to reclassify the site from R-E, C-2, and M-D zoning to C-2 zoning for a health club with accessory commercial uses with waivers and a design review is a related item scheduled to be heard January 4, 2023.

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.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 25, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TRAVER JONES

CONTACT: TRAVER JONES, 7740 NORTH 16TH STREET, SUITE 300, PHOENIX, AZ 85016

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01/04/23 BCC AGENDA SHEET

HEALTH CLUB
(TITLE 30)

SUNSET RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400122 (ZC-19-0892)-LTF REAL ESTATE COMPANY INC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) increase building height; 2) increase height of exterior fixtures (luminaries) mounted on a building; 3) reduce landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) health club with accessory commercial uses on 15.2 acres in a C-2 (General Commercial) zone.

Generally located on the east side of Durango Drive and the north side of Rafael Rivera Way within Spring Valley (description on file). MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-101-025; 176-04-101-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 60 feet where 50 feet is the maximum height allowed per Table 30.40-4 (a 20% increase).
2. Increase the height of exterior fixtures (luminaries) mounted on a building to 25 feet where exterior fixtures (luminaries) shall be no higher than the line of the first story eave, or 14 feet above grade, whichever is lower per Section 30.48.670 (a 79% increase).
3. Reduce parking lot landscaping where landscape fingers are required every 6 parking spaces or every 12 parking spaces if adjacent to a landscape strip per Figure 30.64-14.
4.
 - a. Reduce throat depth on Pitching Avenue to 71 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 29% reduction).
 - b. Reduce throat depth on Butler Street to zero feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.2
- Project Type: Health club with accessory commercial uses

- Number of Stories: 3
- Building Height (feet): 60
- Square Feet: 125,500
- Parking Required/Provided: 628/635

Site Plan

The approved site plan depicts a proposed health club with accessory commercial uses and an outdoor pool/amenity area located in the southwest portion of the site, near the intersection of Durango Drive and Rafael Rivera Way. A property wall around the outdoor pool/amenity area is set back approximately 35 feet from the west property line along Durango Drive and the south property line along Rafael Rivera Way. A 30 foot wide slope easement is located adjacent to the right-of-way in this area of the site as well. The health club is located to the east of the outdoor pool/amenity area, set back approximately 110 feet from the south property line along Rafael Rivera Way.

Parking spaces are predominately located to the north and east of the outdoor pool/amenity area and health club; however, 29 spaces are located to the south of the health club (between the health club and Rafael Rivera Way). Loading spaces and a trash enclosure are also located in this area behind the health club. Internal walkways provide access throughout the site creating pedestrian connections between the streets, parking lots, and buildings.

Access to the site is provided by driveways on Durango Drive to the west, Sunset Road to the north, and Butler Street and Pitching Avenue to the east. A waiver of development standards is necessary to reduce the throat depth from both Pitching Avenue and Butler Street and to allow alternative driveway geometrics. Existing cross access from Pitching Avenue to an adjacent office building will be maintained; however, the opportunity for secondary cross access with the office building will be eliminated by installing landscaping between the 2 properties. Two areas of the site adjacent to Sunset Road and Durango Drive will remain undeveloped. These portions of the site are 1.9 acres and 1.7 acres. A drive aisle from Sunset Road bifurcates the undeveloped portions of the site and provides access to the health club.

Landscaping

The approved plans depict landscaping along all street frontages, along the internal drive aisles, walkways, around the health club and the outdoor pool/amenity area. An attached sidewalk exists along the southern portion of Durango Drive, and the attached sidewalk (rather than a detached sidewalk) will be extended along Durango Drive due to the need for additional right-of-way width for turning lanes. The portion of Durango Drive without a sidewalk is less than 300 feet long, and an existing attached sidewalk exists on either side of this portion of the street frontage. Landscaping behind the attached sidewalk varies from over 80 feet wide (where a substantial slope exists) to 15 feet wide near Sunset Road. Landscaping along Sunset Road includes a detached sidewalk with approximately 17 feet of landscaping, although a portion of the frontage also includes an attached sidewalk to accommodate a turning lane with 15 feet of landscaping behind the sidewalk. Street landscaping meets all the minimum requirements along Butler Street and Pitching Avenue.

Within the parking lot, the plans depict diamond parking lot planters. A design review is necessary to allow diamond parking lot planters in lieu of parking lot landscape fingers; and a waiver of development standards is necessary for portions of the parking lot that exceed 6 parking spaces or 12 parking spaces when adjacent to a landscape planter without a landscape finger (or half diamond planter). However, even though the project utilizes diamond planters, the total number of trees exceed Title 30 standards for the site.

Elevations

The approved plans depict a 3 story, 60 foot tall building with parapet walls at various heights along the roofline. Off-set elevation planes and various materials help reduce the apparent mass of the building. Exterior materials include Texas limestone veneer, transparent glazing, white frosted glazing, bronze aluminum storefronts, and 2 types of EIFS. Overall, the building is designed with complementary earth tone colors and materials.

Exterior fixtures (luminaries) are mounted around the building at a height of 25 feet. A waiver of development standards is necessary to allow the luminaries higher than the line of the first story eave, or 14 feet above grade, whichever is lower.

Floor Plans

Within the 125,500 square foot health club, the approved floor plans depict a variety of areas for sports and fitness activities including weightlifting; running and aerobic exercises; group fitness classes; game courts such as basketball, volleyball, tennis, racquetball, and squash; indoor and outdoor pools, and personal training areas. The facility also includes a variety of accessory commercial uses such as health and wellness assessment (metabolic assessments, blood draws for lab testing, chiropractor treatment, physical therapy, and nutrition coaching), recreation and leisure activities (indoor and outdoor leisure pools, water slides, whirlpool baths/spas, steam room/saunas, and indoor/outdoor playgrounds), children activities (child care, day care, day camps, skill and subject matter lessons such as swimming, gymnastics, tumbling, art, language, and martial arts), salon and spa activities (massage, personal services, laser services such as age and brown spot removal, medical aesthetic services, injectable services such as Botox and dermal fillers, and personal care product sales), food and beverage sales (nonalcoholic, alcoholic beverages, and liquor services for on-premises consumption; packaged beer, wine, spirits, and liquor sales; and restaurant and take-out food services), and retail sales (health and fitness related items and nutritional supplements).

In addition, miscellaneous areas include membership sales and employee offices, showers, lockers, and preview centers. Regarding massage, this use will occupy approximately 1,000 square feet, which is 0.8 percent of the floor area (Title 30 requires that massage occupy less than 25 percent of the floor area). Lastly, the on-premises consumption of alcohol will occur within the building and around the outdoor pool/amenity area.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900797

Current Planning

- Until December 29, 2022 to commence.

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

Listed below are the approved conditions for ZC-19-0392

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the waivers of development standards and design reviews must commence within 2 years of the approval date or they will expire.

Public Works - Development Review

- No additional driveways will be allowed to directly access the adjacent arterial roadways;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of Rafael Rivera Way if required by Public Works - Design Division;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Vacate any unnecessary rights-of-way.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0657-2019 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 states that the rough grading of the site has already begun and has continued on-and-off since their rough grading permits were issued. The applicant also states that they are currently in the process of selecting a contractor to build their facility. The applicant is requesting an extension of time to ensure that their grading can be completed and a contractor can be selected before the expiration deadline.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400184 (VS-19-0817)	First extension of time to vacate and abandon easements	Approved by PC	February 2022
ADET-21-900797 (ZC-19-0892)	First extension of time for a health club	Approved by ZA	December 2021
ZC-19-0892	Reclassified to C-2 zoning with a design review and waivers of development standards for a health club	Approved by BCC	December 2019
VS-19-0817	Vacated and abandoned easements	Approved by BCC	December 2019
UC-1051-07 (ET-0107-09)	First extension of time to complete modified pedestrian realm requirements - expired	Approved by BCC	July 2009
UC-1051-07	Modified pedestrian realm requirements in conjunction with an approved mixed-use project	Approved by BCC	November 2007
ZC-0189-06 (WC-0304-07)	Waived noise level reduction requirements - expired	Approved by BCC	November 2007
ZC-0189-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	May 2006
ZC-0829-02	Reclassified a portion of the site to M-D zoning for a plant nursery, for an off-premises sign	Approved by BCC	August 2002
ZC-1844-00	Reclassified a portion of the site to C-2 zoning for a convenience store and retail center	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & office buildings
South	Corridor Mixed-Use	R-E	CC 215
East	Corridor Mixed-Use	C-1 & C-2	Office buildings
West	Corridor Mixed-Use	C-2	Large scale retail business (IKEA)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since progress has already been made in developing the property (including rough grading) and the clients are close to choosing a builder/contractor to work on/complete the project, staff can support the request for an extension of time.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until January 08, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LTF REAL ESTATE COMPANY, INC.

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

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01/04/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

DURANGO DR/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400125 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:

USE PERMIT THIRD EXTENSION OF TIME to increase the height of an ornamental spire.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) parking lot landscaping.

DESIGN REVIEWS for the following: 1) a proposed place of worship; and 2) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: 1) landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; 2) ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; 3) redesigning the site to eliminate and relocate two-way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; 4) recording perpetual cross access, ingress/egress, and parking easements with the property to the north; 5) repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; 6) all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; 7) all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; 8) providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; 9) rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; 10) design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and 11) Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site.

Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-32-501-013

USE PERMIT:

Increase the height of a proposed ornamental spire to 60 feet where a maximum height of 50 feet is permitted per Table 30.40-4 and Table 30.44-1 (a 20% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed decorative block wall to 8 feet where a maximum decorative block wall height of 6 feet is permitted per Section 30.64.020 (a 33% increase).
2. a. Provide no cross access between the project site and adjacent parcels where required per Table 30.56-2.
b. Provide no cross access between the project site and adjacent parcels where required within the CMA Design Overlay District per Section 30.48.640.
3. Reduce the required parking spaces to 329 spaces where 386 parking spaces are required per Table 30.60-1 (a 14.8% reduction).
4. a. Reduce parking lot landscaping where 1 large canopy tree for every 6 parking spaces or 1 medium tree for every 4 parking spaces is required per Figure 30.64-14.
b. Provide no landscape finger islands where required per Figure 30.64-14.

DESIGN REVIEWS:

1. A proposed place of worship.
2. A proposed outdoor water feature.

LAND USE PLAN:

SPRING VALLEY CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Project Type: Place of worship
- Number of Stories: 2
- Building Height: 50 feet (place of worship)/60 feet (ornamental spire)
- Square Feet: 38,565
- Parking Required/Provided: 386/329

Site Plans

The previously approved plans depict a proposed 2 story place of worship consisting of 38,565 square feet. Access to the project site is granted via proposed driveways along Oquendo Road

and Durango Drive. The building is set back 22 feet from the eastern property line along Durango Drive, therefore meeting the 1:3 height setback ratio from an arterial street. Enhanced paving is located at the proposed driveways along Durango Drive and Oquendo Road. Detached sidewalks are provided along Durango Drive and Oquendo Road. The building is located on the southeast corner of the site with a 350 square foot outdoor water feature (fountain) located in a courtyard, on the northwestern portion (rear) of the building. Both courtyards serve as the primary entrances to the place of worship. Additional entrances are featured along the northern and eastern portions of the building, adjacent to Durango Drive. The required parking for the place of worship is located to the west and north of the building. The required trash enclosure is located at the northwest corner of the building, adjacent to a loading space. A carport structure, 180 feet in length, is located along a portion of the western property line. Three hundred twenty-nine parking spaces are provided where 386 spaces are required. Thirteen bicycle spaces are provided where 13 spaces are required. The bicycle spaces are located along the northern and southeastern portions of the building.

Elevations

Per the previously approved plans, the overall height of the place of worship ranges between 22 feet to 60 feet, the highest point of the ornamental spire. The building will be painted in neutral, earth tone colors. The south elevation depicts a varying roofline ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. A stained-glass window is also featured on the south elevation. The east elevation features a varying roof line ranging in height between 31 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system is centrally located along the east elevation. Various windows are also depicted on the east elevation. Entrance doors to the place of worship are also depicted on the east elevation. The north elevation depicts a varying roof line ranging in height between 31 feet to 50 feet. The materials consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. Entrance/exit doors are also depicted on the north elevation. The west elevation features a varying roof line ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system with tinted glazing is centrally located along the west elevation featuring the primary entrance to the building. A solar panel trellis is located above a portion of the aluminum storefront window system and parapet wall.

A carport structure, with a maximum height of 8.5 feet, consists of a factory finished metal roof and metal supporting columns. The outdoor water feature (fountain) has an overall height of 5 feet and is 20.5 feet wide at the base. The fountain will be painted in neutral earth tone colors matching the color palette of the building.

Floor Plans

The previously approved plans depict a first floor area consisting of 29,350 square feet. Areas on the first floor include a chapel, choir room, sanctuary, church offices, classroom, restrooms,

storage rooms, kitchen, and other miscellaneous rooms. The second floor area consists of 9,215 square feet, including classrooms, restrooms, and a room for miscellaneous uses.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400001 (UC-0762-17):

Current Planning

- Until October 18, 2022 to commence.
- Applicant is advised that additional extensions of time will not be supported; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-19-900657 (UC-0762-17):

Current Planning

- Until October 18, 2020 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.

Listed below are the approved conditions for UC-0762-17:

Current Planning

- Construct a covered trellis over the outdoor water feature located in the courtyard to reduce evaporation;
- 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; applicant is advised that if the design review for the water feature is approved, an administrative design review must be approved prior to the operation of the water feature; 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 Oquendo Road or 25 feet to back of curb on Oquendo Road if a detached sidewalk is provided.

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication of right-of-way to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0490-2017 to obtain your POC exhibit.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that another extension of time will be necessary to ensure that all their building permits can be submitted for, and Public Works reviews can be completed. The applicant also states that their civil plans are currently under review (PW22-18322), and that building plans will be submitted upon the civil plan approvals. The applicant is, therefore, requesting this extension of time be approved.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400001 (UC-0762-17)	Second Extension of time for a place of worship	Approved by BCC	March 2021
ADET-19-900657 (UC-0762-17)	First extension of time for a place of worship	Approved by ZA	September 2019
UC-0762-17	Increase the height of an ornamental spire for a place of worship	Approved by BCC	October 2017
WC-04-400234	Waived conditions of a zone change in conjunction with a shopping center	Approved by BCC	October 2004
TM-0371-04	Commercial subdivision	Approved by PC	August 2004
ZC-1744-03	Reclassified from R-E to C-2 Zoning for a shopping center	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Undeveloped
East	Neighborhood Commercial	C-1	Shopping center
West	Corridor Mixed-Use	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Due to recent changes in Code, ornamental water features are no longer permitted, therefore, Design Review #2 should be denied. In addition, the applicant has not shown any progress toward commencing the project since the original approval of UC-0762-17; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until October 17, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: GRACE PRESBYTERIAN CHURCH
CONTACT: DANNY MCGINNIS, 7250 PEAK DRIVE SUITE 216, LAS VEGAS, NV
89128



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

3

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-0762-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400125</u> DATE FILED: <u>11/08/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>12/13/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>01/04/2023</u> FEE: <u>\$1,200</u>
	PROPERTY OWNER NAME: <u>Grace Presbyterian - Scott Plummer</u> ADDRESS: <u>1515 West Charleston</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-384-4554</u> CELL: <u>702-210-1201</u> E-MAIL: <u>splummergcw@gmail.com</u>
	APPLICANT NAME: <u>Grace Presbyterian</u> ADDRESS: <u>1515 West Charleston</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-384-4554</u> CELL: <u>702-210-1201</u> E-MAIL: <u>jimhh@gracepcnv.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Danny McGinnis</u> ADDRESS: <u>7250 Peak Drive Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-341-2279</u> CELL: <u>701-799-6384</u> E-MAIL: <u>dannym@knitstudios.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-32-501-013

PROPERTY ADDRESS and/or CROSS STREETS: NWC Durango/Oquendo

PROJECT DESCRIPTION: Place of worship and parking lot design

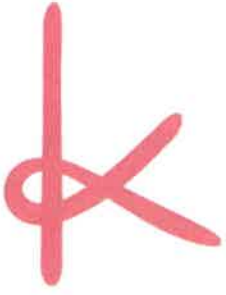
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Scott Plummer Scott Plummer
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 14, 2022 (DATE)
 By Scott Plummer
 NOTARY PUBLIC: Michael Campbell



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



ET-22-400125

KNIT

7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
F 702.363.6060

Las Vegas
Seattle
Salt Lake City

KnitStudios.com

Date 10.12.2022

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**PLANNER
COPY**

Re: Grace Presbyterian Church (APN – 163-32-501-013)
Justification Letter

[Extension of time Justification 10.12.2002]:

To whom it may concern:

Grace Presbyterian Church (GPC) respectfully requests a third extension of time submitted under a non-administrative application to the original Application UC-0762-17 that was presented and Approved by the Clark County Board of County Commissioners at their regular meeting on October 18, 2017. The first extension of time was approved September 30, 2019 with a second extension of time approved on March 15, 2021. The applicant requests an extension to allow ample time needed for plans to be reviewed by the building department and public works. Civil plans are currently under review by the County under application PW22-18322. Building plans will be submitted (per Clark County requirements) upon approval of the Civil Plans and offsite agency approvals. Previous justification letters are attached to this letter for reference.

Sincerely,

KNIT

By Danny McGinnis, Associate Principal

cc: Mark McGinty, Scott Plummer

John Anderson, RD
Curt Carlson, AIA
Mark McGinty, RD
Dennis Panars, AIA
Eric Roberts, AIA
John Sawdon, AIA

4

01/04/23 BCC AGENDA SHEET

RESTAURANTS W/DRIVE-THRU
(TITLE 30)

JONES BLVD/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0628-MEERKAT HOLDINGS, LLC:

ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-1 (Local Business) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified street standards.

DESIGN REVIEW for 2 restaurants with drive-thru in the CMA Design Overlay District.

Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-101-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a driveway along Jones Boulevard to 106 feet where a distance of 190 feet is required from the intersection of Quail Avenue and Jones Boulevard per Uniform Standard Drawing 222.1 (a 44.3% reduction).

LAND USE PLAN:

SPRING VALLEY NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Restaurants with drive-thru
- Number of Stories: 1
- Building Height (feet): 21 (Starbucks)/22 (Guthrie's)
- Square Feet: 984 and 2,124
- Parking Required/Provided: 32/32

Site Plans

This request is for a conforming zone boundary amendment to a C-1 zoning district for 2 proposed restaurants on a 2.2 acre site. The plans depict a restaurant with a drive-thru lane (Starbucks) located on the north portion of the site with a second restaurant (Guthrie's) with a

drive-thru lane located on the south portion of the site. A dual drive-thru lane measuring 30 feet in width (minimum width of 12 feet for each lane) is located on the north side of the Starbucks restaurant that transitions into a single, 12 foot wide lane along the western and southern portion of the pad site. The menu order board is located at the northwest corner of the pad site, oriented away from the existing single family residence to the east. A dual drive-thru lane measuring a minimum of 25 feet in width (minimum width of 11.5 feet for each lane) is located on the northwest and west sides of the Guthrie's restaurant pad site. The dual drive-thru lane transitions into a single, 25 foot wide drive thru lane located along the southern and eastern portion of the pad site. The menu order board is located at the southwest corner of the pad site, oriented away from the single family residence to the east. Five foot wide detached sidewalks are provided along Quail Avenue and Jones Boulevard. Ingress and egress to the site is granted via a single commercial driveway located adjacent to Jones Boulevard. A second one-way driveway, measuring between 13.5 feet to 26 feet in width, is located to the east of the Guthrie's restaurant and is exclusively designed for egress purposes adjacent to Quail Avenue. A raised concrete median will be constructed at this driveway location to defer vehicles from entering the site. No outside dining is proposed with the restaurants. The development requires 32 parking spaces where 32 spaces are provided. A waiver of development standards is required to reduce the departure distance from the intersection of Quail Avenue and Jones Boulevard to the proposed commercial driveway along the west property line of the site, adjacent to Jones Boulevard.

Landscaping

The plans depict a street landscape area measuring 25 feet in width, including a 5 foot wide detached sidewalk, located along Jones Boulevard. A street landscape area measuring 20 feet in width, including a 5 foot wide detached sidewalk, is provided along Quail Avenue. The street landscape areas are designed with an intense landscape buffer, including shrubs and groundcover, screening the drive-thru lanes from the adjacent public streets. A 10 foot wide intense landscape buffer, per Figure 30.64-12, is provided along the east property line adjacent to the existing single family residence. A landscape area measuring 13.5 feet in width is also provided along the north property line, adjacent to the existing commercial development. Trees, shrubs, and groundcover are planted within the landscape area along the north property line. Interior parking lot landscaping is equitably distributed throughout the parking lot of the development.

Elevations

The plans depict a proposed restaurant (Guthrie's) measuring up to 22 feet in height to the top of the parapet wall. The building consists of a varying roofline with horizontal planes with an EIFS exterior. Brick veneer and decorative metal accents, in addition to an aluminum storefront window system, are featured on all sides of the building. The drive-thru window is located on the south elevation of the building, oriented away from the adjacent residential use to the east. The parapet wall will screen any rooftop mounted equipment from the right-of-way and public view.

The plans for the second restaurant (Starbucks) depict a maximum building height of 21 feet as measured to the top of the parapet wall. Three of the 4 sides of the building will consist of a decorative brick exterior with the west elevation painted with stucco. All 4 sides of the building feature decorative, horizontal metal resembling wood panels. The drive-thru window is located

along the south elevation of the building, oriented away from the adjacent residential uses to the east. A decorative, pre-finished metal screen matching the colors of the building will be utilized to screen rooftop mounted equipment from the right-of-way and public view. Both restaurants are painted with neutral, earth tone colors.

Floor Plans

The plans for the Starbucks restaurant depict a floor area measuring 984 square feet with a drink preparation area, restrooms, and storage areas. The Starbucks restaurant is drive-thru only and will not feature any indoor dining and drinking. The plans for the Guthrie's restaurant depict a floor area measuring 2,124 square feet with a dining area, commercial kitchen, restrooms, and a sales area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the development has been designed in conformance with the Development Code, apart from the waiver for the departure distance from the intersection of Quail Avenue and Jones Boulevard. The applicant coordinated the proposed driveway locations with Public Works, and is providing an "exit only" driveway onto Quail Avenue. An intense landscape buffer has been provided along the east property line of the site as a buffer between the proposed drive-thru restaurants and the single family residence. The applicant indicates there will be no outdoor dining or drinking associated with the restaurants.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400110 (UC-0369-15)	Fourth application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2021
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	R-E	Undeveloped
East	Neighborhood Commercial	R-E	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

Related Applications

Application Number	Request
TM-22-500207	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-22-0629	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The Neighborhood Commercial land use category allows a mix of retail, restaurants, offices, service commercial, and other professional services. The designated land use is intended to provide opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the surrounding neighborhoods. The requested conforming zone boundary amendment is within the range of non-residential intensities anticipated for the project site by the Master Plan. Local Business (C-1) zoning conforms to the Neighborhood Commercial land use category, and C-1 zoning is consistent and compatible with the surrounding commercial related uses in the area; therefore, staff can support the conforming zone boundary amendment.

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

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Varying roof lines and contrasting colors have been utilized to break-up the mass on portions of the buildings. The layout of the commercial development and parking lot is functional. The design and location of

the dual drive-thru lanes serving each restaurant should not conflict with the overall flow of vehicular traffic internal to the site; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the departure distance for the Jones Boulevard commercial driveway. The applicant placed the driveway in a location that provides separation from the existing driveway on the parcel to the north.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review applications must commence within 4 years of approval date or they will expire.

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 the back of curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;

- Quail Avenue driveway shall be exit only.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates, and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that fire access lanes must be a minimum of 24 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LEE WILLIAMS

**CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS,
NV 89120**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE \$1,000 <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <i>NO USE PERMIT</i> <input type="checkbox"/> VARIANCE (VC) <i>REQUIRED</i> <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) \$300 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) \$675 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <i>NO AR</i> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-22-0628</u> DATE FILED: <u>10/26/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>12/13/22</u> PC MEETING DATE: <u>-</u> <i>6:00 P.M.</i> BCC MEETING DATE: <u>11/4/23 @ 9:00 A.M.</u> <i>NOTIFICATION</i> FEE: <u>\$2,025</u> <i>RADJUS - 1,000'</i>
	PROPERTY OWNER NAME: <u>MEEKRAT HOLDINGS LLC</u> ADDRESS: <u>2411 Fayetteville Road, Suite B</u> CITY: <u>Van Buren</u> STATE: <u>AR</u> ZIP: <u>72956</u> TELEPHONE: <u>479-474-4412</u> CELL: <u>SAME</u> E-MAIL: <u>jason@myers-engr.com</u>
	APPLICANT NAME: <u>ERIC RIETZ</u> ADDRESS: <u>3203 E. WARM SPRINGS ROAD, SUITE 400</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.521.3355</u> CELL: <u>SAME</u> E-MAIL: <u>ERIC.RIETZ@RIETZCONSULTING.COM</u> REF CONTACT ID #: <u>136579</u>
CORRESPONDENT NAME: <u>RIETZ CONSULTNG, INC.</u> ADDRESS: <u>3203 E. WARM SPRINGS ROAD #400</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.521.3355</u> CELL: <u>same</u> E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: <u>136579</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-36-101-003

PROPERTY ADDRESS and/or CROSS STREETS: JONES & QUAIL

PROJECT DESCRIPTION: COMMERCIAL

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

[Signature]
Property Owner (Signature)

JASON R. JOHNSON
Property Owner (Print Name)

STATE OF AR
COUNTY OF Crawford

SUBSCRIBED AND SWORN BEFORE ME ON 9-9-22 (DATE)

By [Signature]
NOTARY PUBLIC: Beverly H. Johnson



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



20-22-0628

October 24, 2022

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

RE: Jones and Quail Commerce Center
APN: 163-36-101-003
Justification letter for a Conforming Zone Change, Design Review, Vacation, Tentative Map, and Waiver of Development Standards application.

Dear Planning Staff:

Thank you so much for the courtesy of reviewing our proposed Jones and Quail Commerce Center (the "Project"). We are pleased to submit the Justification Letter in support of the Project.


The Project consists of two (2) commercial buildings, first proposed building is 984 sf, and the second building is 2,124 sf on approximately 1.25 acres of land (the "Property"). The intent of these applications is to request approval of (1) a Conforming Zone Change from RE to C1 (2) Vacation of Government Patient Easements (3) Design Review for the two commercial restaurants (4) Waiver of Development Standards (5) Tentative Map for a one-lot commercial subdivision. Accordingly, we have included the proposed site plan, landscape plan, color elevations, vacation map, legal and exhibits, tentative map and other required materials for your review and consideration.

Regarding the Vacation Application, please note that the patent easements are for the following: The proposed vacation is for a 33-foot on the North end of the said parcel, 33-foot on the Eastside of the said project and 8-foot on the South-side of Quail.

Regarding the Design Review Application, please note that the review is for the following: A coffee shop with drive-thru approximately 984 sf, with a building height of 18 feet. Second building is for a chicken restaurant also containing a drive-thru, floor plan is approximately 2,124 sf. and a building height of 21.6 feet, and there will be no outdoor dining or drinking associated with either restaurant or coffee shop. In addition, we are showing detached sidewalks on Jones and Quail, and providing intense landscape on the east boundary of the site due to the residential home.

We are meeting or exceeding county codes and the only requested waiver is for departure distance for the driveway on Jones where 190 feet is required, and we are providing 106 feet. We worked with Public Works staff on the driveways. Public works also suggested we provide an exit only to the driveway on Quail. Please see site plans for further details.

Thank you in advance for your time and consideration, and we look forward to addressing any additional questions or comments.

Sincerely,

Patricia Salazar-Ticano
Executive Assistant
Ph: 702.614.9728

PLANNER
COPY

01/04/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

JONES BLVD/QUAIL AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0629-MEERKAT HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-101-003

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the north and east property lines of the site, in addition to the vacation of an 8 foot wide patent easement located along the south property line, adjacent to Quail Avenue. The vacation of the patent easements are necessary to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400110 (UC-0369-15)	Fourth application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2021
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	July 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	R-E	Undeveloped
East	Neighborhood Commercial	R-E	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

Related Applications

Application Number	Request
ZC-22-0628	A conforming zone change to C-1 zoning for 2 restaurants with drive-thrus is a companion item on this agenda.
TM-22-500207	A tentative map for a 1 lot commercial 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that fire access lanes must be a minimum of 24 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEE WILLIAMS

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

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APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

DEPARTMENT USE

APP. NUMBER: VS-22-0629 DATE FILED: 10/26/22
 PLANNER ASSIGNED: MND
 TAB/CAC: SPRING VALLEY TAB/CAC DATE: 12/13/22
 PC MEETING DATE: - @ 6:00 P.M.
 BCC MEETING DATE: 1/4/23 @ 9:00 A.M. NOTIFICATION
 FEE: \$875.00 RAOSUS-560'

PROPERTY OWNER

NAME: JASON MEYERS
 ADDRESS: 2411 FAYETTEVILLE ROAD
 CITY: VANBUREN STATE: AR ZIP: 72956
 TELEPHONE: 479-474-4412 CELL: SAME
 E-MAIL: Jason@Meyers-engr.com

APPLICANT

NAME: JASON MEYERS
 ADDRESS: 2411 FAYETTEVILLE ROAD
 CITY: VANBUREN STATE: AR ZIP: 72956
 TELEPHONE: 479-474-4412 CELL: SAME
 E-MAIL: Jason@Meyers-engr.com REF CONTACT ID #: 136579

CORRESPONDENT

NAME: ERIC RIETZ
 ADDRESS: 3203 E WARM SPRINGS RD #400
 CITY: LAS VEGAS STATE: NV ZIP: 89120
 TELEPHONE: 7025213355 CELL: _____
 E-MAIL: ERIC.RIETZ@RIETZCONSULTING.COM REF CONTACT ID #: 136579

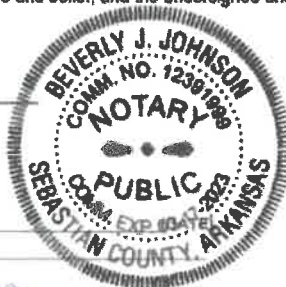
ASSESSOR'S PARCEL NUMBER(S): 163-36-101-003

PROPERTY ADDRESS and/or CROSS STREETS: JONES AND QUAIL

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

[Signature]
 Property Owner (Signature)*

JASON R MYERS
 Property Owner (Print)



STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-9-22

By [Signature]
 NOTARY PUBLIC: [Signature]

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

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01/04/23 BCC AGENDA SHEET

JONES AND QUAIL COMMERCE CENTER
(TITLE 30)

JONES BLVD/QUAIL AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500207-MEERKAT HOLDINGS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.2 acres in a C-1, (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-101-003

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Restaurants with drive-thru

The plans depict a 1 lot commercial subdivision consisting of 2.2 acres for 2 future restaurants with drive-thru. Access to the site is granted via a single commercial driveway adjacent to Jones Boulevard. A second, exit only driveway is located at the southeast corner of the site along Quail Avenue.

Landscaping

The plans depict a street landscape area measuring 25 feet in width, including a 5 foot wide detached sidewalk, located along Jones Boulevard. A street landscape area measuring 20 feet in width, including a 5 foot wide detached sidewalk, is provided along Quail Avenue. The street landscape areas are designed with an intense landscape buffer, including shrubs and groundcover, screening the drive-thru lanes from the adjacent public streets. A 10 foot wide intense landscape buffer, per Figure 30.64-12, is provided along the east property line adjacent to the existing single family residence. A landscape area measuring 13.5 feet in width is also provided along the north property line, adjacent to the existing commercial development. Trees, shrubs, and groundcover are planted within the landscape area along the north property line. Interior parking lot landscaping is equitably distributed throughout the parking lot of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400110 (UC-0369-15)	Fourth application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2021
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	R-E	Undeveloped
East	Neighborhood Commercial	R-E	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

Related Applications

Application Number	Request
ZC-22-0628	A conforming zone change to C-1 zoning for 2 restaurants with drive-thrus is a companion item on this agenda.
VS-22-0629	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Quail Avenue driveway shall be exit only.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #Q308-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

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