

**ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., FEBRUARY 14, 2017**

02/22/17 BCC

1. **DR-0013-17 – COUNTY OF CLARK (ADMINISTRATIVE):**
DESIGN REVIEW for construction of proposed park improvements including, but not limited to, splash pad, exercise equipment with shade structure, walking trail, water tank, chemical storage treatment area, landscaping, screening, and lighting within a portion off an existing public facility (Peace Park Complex) on 18.1 acres in a P-F (Public Facility) Zone. Generally located on the north side of Quartz Avenue, 200 feet west of Osage Street within Sandy Valley. SB/rk/ml (For possible action)

PUBLIC PARK
(TITLE 30)

QUARTZ AVE/OSAGE ST
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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RELATED INFORMATION:

APN:

200-36-401-003 ptn

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) – PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 650 W. Quartz Avenue
- Site Acreage: 18.1 (portion)
- Project Type: Park improvements
- Structure Height: 26 feet (water tank); 25 feet (shade structure); 23 feet (lighting)
- Parking Provided: 39

Site Plans

The plans depict proposed construction of additional amenities and infrastructure located near the center of an existing park site, just west of the existing community center. The proposed amenities being installed include a splash pad, exercise equipment with shade structure, walking trail, water tank, chemical storage treatment area, landscaping, screening, and lighting. Additionally, the demolition of 3 above ground water tanks will be replaced with a 50,000 gallon water tank. All other portions of the site will remain unchanged.

Landscape/Screening

The proposed 7 foot wide walking trail is 2,640 feet in length, and 560 linear feet of the trail will provide new vegetation and rock. The remainder of the site will retain the natural vegetation of the area. All enclosures consist of a chain link fence, 8 feet in height.

Elevations

The covered shade structure for the fitness area is a fabric material that is approximately 25 feet in height. The plans show a 50,000 gallon water tank on a concrete pad. Also, the plans depict lighting for a portion of the trail which is 23 feet in height.

Signage

Signage is not a part of this application.

Applicant's Justification

The property is zoned and planned for Public Facilities uses. The applicant has indicated that the proposed amenities within the park is a facility dedicated to the health and wellness of the residents of Sandy Valley and respectfully requests a favorable recommendation. Additionally, the applicant states that all lighting meets cut-off requirements, and no floodlights will face residences.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0064-15	Restroom building in conjunction with an existing park	Approved by PC	March 2015
DR-0213-13	Supply well and above-ground water storage tanks	Approved by PC	June 2013
ADR-0753-10	Communication facility in conjunction with a fire station	Approved administratively	September 2010
UC-0295-06	Senior center building	Approved by PC	April 2006
ZC-154-86	Reclassified this site to P-F zoning for a community center/library	Approved by BCC	July 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
South*	Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped
West*	Public Facilities	R-U	Undeveloped

*To the southwest is the California/Nevada state line.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The improvements are compatible with the existing amenities and infrastructure within the park, and are intended to better service the residents of Sandy Valley. Furthermore, Goal 27 of South County Land Use Plan encourages the development of parks and recreational facilities that meet the needs of the residents within the South County Planning Area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works – Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Clark County

CONTACT: Collins Engineers, Inc., Tom Miller, 3130 S. Durango Drive, Suite 404, Las Vegas, NV 89117

