ATTACHMENT A
SPRING VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:30 P.M., FEBRUARY 14, 2017

03/07/17 PC

1. **NZC-0052-17 – GRAGSON LONE MESA II, LLC, ET AL:**
ZONE CHANGE to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a proposed office and retail complex in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a proposed office and retail complex. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). SB/al/ml (For possible action)

2. **VC-0047-17 – AGABON MARCIAL A. & CLARITA M.:**
VARIANCE to reduce the rear setback for a patio cover in conjunction with a single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, and 840 feet east of Grand Canyon Drive within Spring Valley. SB/md/ma (For possible action)

3. **VS-0007-17 – DZ TERRA 1, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Darby Avenue and Desert Inn Road, and between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). SB/co/ma (For possible action)

4. **VS-0025-17 – OROSZ, SKIRA & GABOR:**
VACATE AND ABANDON a portion of a right-of-way being Sapphire Point Avenue located between 215 Beltway and Schooner Bay Street within Spring Valley (description on file). SS/co/ma (For possible action)

5. **WS-0019-17 – JTN TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS the following: **1)** increase maximum wall sign area; and **2)** increase number of wall signs.
DESIGN REVIEW for proposed wall signs in conjunction with an existing office/retail building on a 1.0 acre portion of a 4.6 acre office/retail complex in a C-P (Office & Professional) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 500 feet south of Sahara Avenue and 180 feet west of Jones Boulevard within Spring Valley. SB/lm/ma (For possible action)

6. **WS-0027-17 – 318 FLAMINGO VENTURE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-project of regional significance freestanding sign along a freeway; **2)** increase sign area for 2 freestanding signs; and **3)** increase animated (electronic message unit) sign area.
DESIGN REVIEW proposed signage in conjunction with an approved hospital and medical/professional office development on 4.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB /lm/ma (For possible action)

7. **WS-0037-17 – LV SM INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for proposed façade changes to an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/gc/ma (For possible action)

03/08/17 BCC

8. **NZC-0633-12 (ET-0002-17) – NV I-215 BUFFALO, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 17.2 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone, and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone and R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** signage; and **3)** lighting. Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley (description on file). SS/jvm/ml (For possible action)

9. **NZC-0005-14 (ET-0007-17) – PARDEE HOMES OF NEVADA:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.8 acres from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development. Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley (description on file). SB/co/ml (For possible action)

10. **UC-0787-16 – ANDERSON FAMILY TRUST:**
USE PERMIT for an exotic animal (serval) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Coley Avenue, 250 feet west of Redwood Street within Spring Valley. SB/gc/mcb (For possible action)

03/07/17 PC AGENDA SHEET

OFFICE/RETAIL COMPLEX (TITLE 30) — HACIENDA AVE/JERRY TARKANIAN WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-0052-17 – GRAGSON LONE MESA II, LLC, ET AL:

ZONE CHANGE to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a proposed office and retail complex in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a proposed office and retail complex.

Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). SB/al/ml (For possible action)

RELATED INFORMATION:

APN:
163-29-301-013 & 014

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 9.6
- Project Type: Office and retail complex
- Number of Stories: 1 and 3 stories
- Building Height: 27 feet and 50 feet
- Square Feet: 195,000 (total)/15,000 (retail building)/180,000 (office buildings)
- Parking Required/Provided: 780/788

Neighborhood Meeting Summary
The request is for a nonconforming zone change to reclassify approximately 9.6 acres from R-E zoning to C-2 zoning for an office complex and retail center. The applicant conducted a neighborhood meeting on December 7, 2016, as required by the nonconforming zone boundary amendment process. This neighborhood meeting was conducted at the Desert Breeze Community Center at 8275 Spring Mountain Road. The required meeting notices were mailed to the neighboring property owners and 2 of neighboring property owners attended the meeting. The neighbors asked questions about the construction of the project and were not opposed to the development.

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Site Plans

The plans depict a proposed office and retail complex consisting of 3 office buildings and 1 retail center. The office buildings are located at the central portion of the property and the retail center is located on the northeast corner of the site. Parking is located to the west and south of the retail center and around the office buildings. The plans depict driveways on the northwest and southwest corners providing access from Hacienda Avenue and Diablo Drive and at the center of the east property line providing access from Jerry Tarkanian Way. The office buildings will be set back a minimum of 144 feet from the west property line, which is adjacent to an existing single family residential subdivision, where a minimum setback of 132 feet is required. The designs of the buildings and the layout of the site comply with the requirements of the CMA Design Overlay District.

Landscaping

The plans depict a minimum 8 foot wide landscape area consisting of large evergreen trees along the west property line, which is adjacent to an existing single family residential subdivision. Adjacent to Hacienda Avenue and Jerry Tarkanian Way the plans depict a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover. The landscape area adjacent to Diablo Drive is a minimum of 10 feet wide and consists of trees, shrubs, and groundcover. Additional landscape areas are located within the parking areas and adjacent to the buildings. The plans depict attached sidewalks along Jerry Tarkanian Way and Diablo Drive, and a detached sidewalk along Hacienda Avenue.

Elevations

The 3 office buildings are each 3 stories with a maximum height of 50 feet. These buildings have flat roofs behind parapet walls. The exterior of the office buildings is a combination of concrete finish painted in earth tone colors, aluminum and glass store fronts and windows, and decorative metal panels. The retail building is 1 story with a maximum height of 27 feet. This building has a flat roof behind a parapet wall and the exterior is similar to the office buildings.

Floor Plans

The plans depict a total building area of 195,000 square feet. The office buildings each have an area of 60,000 square feet divided between 3 floors for a total of 180,000 square feet. The retail building has an area of 15,000 square feet. The plans indicate the building will be constructed as shells with large open areas that will be modified to meet the needs of the future tenants.

Signage

Signage is not part of this request.

Applicant's Justification

The applicant indicates that the site was previously a part of a zone change request for a single family residential development with parcels to the west. The adjacent parcels to the west are now being developed as a single family residential subdivision; however, the developer of that project did not include this site as part of the final plan for the residential development. Given the close proximity of this site to the 215 Beltway and higher density/intensity projects to the north, south and east, this site is no longer appropriate for single family residential development.

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Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0624-13	Reclassified 50.0 acres, including this site, to an R-2 zone for a single family residential development, the portion of the zone change that covered this site has expired	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential development under construction
South	Residential Suburban (up to 8 du/ac) and Business and Design/ Research Park	C-2 & P-F	Office building & undeveloped parcels
East	Business and Design/Research Park	C-2	Office buildings
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residences and undeveloped parcels

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

Analysis
Current Planning
Zone Change
A compelling justification means the satisfaction of the following criteria as listed below for proposed nonconforming zone boundary amendments:

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

Prior to the most recent Spring Valley Land Use Plan update this site was designated for Business Design and Research Park uses. There were several parcels within the Spring Valley Planning Area that were deed restricted to prevent residential development that were in conflict with operations at McCarran International Airport. In 2013 and 2014 these deed restrictions were removed from several parcels, like the parcels to the west of this site, to allow single family residential development. The land use plan for this site was changed to Residential Suburban because of the change to the deed restrictions and additional areas in the Spring Valley Planning Area opening up to allow more residential development. This site is close to the 215 Beltway and there are other higher density/intensity projects abutting this site. Given the location of this site and the other existing developments in the area, the proposed request is appropriate for the area.

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

There are existing office developments to the east and south of this site, a single family residential development to the west, and a multiple family residential development to the north. The Commission has found office uses and retail centers to be compatible with single family and multiple family residential developments if mitigation measures are provided. The project is designed to provide landscape areas adjacent to the existing single family subdivision and increased setbacks for the office buildings to mitigate the impact of this project on the residential development to the west. Hacienda Avenue, which is a collector street, will separate the project from the multiple family residential developments to the north. Therefore, staff finds the project to be compatible with the existing land uses in the surrounding area.

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

There has been no indication from public service providers that the proposed development will have an adverse effect on public facilities and services. As an office complex with a retail center the proposed project will not have a direct impact on the schools and parks like a residential development would have. The site will get access from Hacienda Avenue and Jerry Trakanian Way, which are both intended to accommodate high traffic volumes. Therefore, staff finds the proposed project will not have a substantial adverse effect on public facilities and services.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The request complies with Land Use Goal 9 of the Comprehensive Plan which commercial development be integrated in appropriate locations throughout the community. The office buildings and retail center comply in part with Urban Specific Policy 1, which encourages growth patterns that promote employment opportunities/development. Therefore, staff finds the request complies with other adopted goals and policies.

Summary

Zone Change

Based on the analysis above, staff finds there have been changes in trends, facts, and policies which make this request appropriate for the area. The density and intensity of the project are compatible with other planned and approved projects in this area. There will be no substantial adverse effect on public facilities and services, and the project conforms to other applicable goals and policies. Therefore, staff finds the applicant has provided a compelling justification for the proposed zone change and can support this request.

Design Review

The use of increased building setbacks from the west property line and a landscape area along this property line consisting of large Evergreen trees complies with Urban Specific Policy 10 of the Comprehensive Plan to encourage site designs to be compatible with adjacent land uses. The use of increased building setbacks and landscaping also complies with Commercial Policy 62 to encourage buffering and design features on the perimeter of parcels adjacent to existing single

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family residential developments. The design of the project is compatible with developments to the east and south, which complies with Commercial Policy 67.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting on April 5, 2017 at 9:00 a.m. for final action, unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
- A resolution of intent to complete in 3 years;
- Design review as a public hearing on significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per the CMA Design Overlay District requirements a design review for a comprehensive sign plan will be required for this project; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works Design Division for any additional right-of-way or off-site improvements needed.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building/Fire Prevention
- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Gragson Lone Mesa II, LLC/Beltway Dewey, LLC
CONTACT: Edward Garcia, 9555 Hillwood Drive, 2nd floor, Las Vegas, NV 89134

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03/07/17 PC AGENDA SHEET

PATIO COVER
(TITLE 29)

WIGWAM AVE/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VC-0047-17 – AGABON MARCIAL A. & CLARITA M.:

VARIANCE to reduce the rear setback for a patio cover in conjunction with a single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Wigwam Avenue, and 840 feet east of Grand Canyon Drive within Spring Valley. SB/md/ma (For possible action)

RELATED INFORMATION:

APN:
176-18-719-104

VARIANCE:
Reduce the rear setback for a patio cover to 2 feet where a minimum of 7.5 feet is required (a 73% reduction).

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH – SINGLE FAMILY RESIDENTIAL)

BACKGROUND:
Project Description
General Summary
- Site Address: 703 Shiva Street
- Site Acreage: 0.1
- Project Type: Patio cover
- Number of Stories: 1
- Building Height: 11.5 feet
- Square Feet: 136 (patio cover)

Site Plan
The plan depicts an existing 1 story, 2,279 square foot single family residence with an existing patio cover located 2 feet from the rear property line. Access to the site is granted via an existing residential driveway located along Shiva Street, a private street.

Landscaping
There are no changes proposed to the existing landscaping.

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Elevations
The patio cover is 11.5 feet in height consisting of a concrete tile roof and supporting wood columns.

Floor Plans
The patio cover is 12 feet, 2 inches by 11 feet, 2 inches (136 square feet).

Applicant's Justification
The applicant moved into the new single family residence in April 2016 and completed the patio cover addition in October 2016. The applicant states that the patio cover is aesthetically pleasing. The applicant has provided letters of support from the adjacent property owners to the south and southwest.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0633-14	Modified residential development standards in conjunction with a single family subdivision; and a design review for a single family residential development	Approved by PC	September 2014
TM-0219-13	118 single family residential lots	Approved by BCC	January 2014
UC-0795-13	Modified residential development standards in conjunction with a single family subdivision; waivers for modified street improvements and allow early finished grading; and a design review for a single family residential subdivision	Approved by BCC	January 2014
ZC-0630-08	Reclassified 84 acres to R-2 and R-3 zoning	Approved by BCC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Single Family Residential	R-2	Single family residential
South	Major Development Project – Single Family Residential	R-3	Single family residential
East	Major Development Project – Single Family Residential	R-3	Single family residential
West	Major Development Project – Single Family Residential	R-3	Single family residential

Clark County Public Response Office (CCPRO)
BV #16-14084 is an active violation for an existing attached patio cover constructed without permits and not meeting setbacks.

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

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Analysis
Current Planning
Staff cannot support the variance since the proposed request is a self-imposed hardship. Staff finds the applicant has not provided any mitigating measures to reduce any negative impact the existing structure may have on the adjacent property to the west. The findings for a variance state that the applicant has the burden of proof to show that because of exceptional narrowness, shallowness, shape, or topographic condition or an extraordinary or exceptional situation, that strict application of the zoning code would result in peculiar or exceptional difficulties to the development of the property. This is a regularly shaped rectangular lot with no unique or special characteristics. Staff finds that the applicant has not proven that a variance should be approved in this situation.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:
- 1 year to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review
- No comment.

Building/Fire Prevention
- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

TAB/CAC:
APPROVALS: 2 letters
PROTESTS:

APPLICANT: Agabon Marcial A. & Clarita M.
CONTACT: Marcial Agabon, 703 Shiva Street, Las Vegas, NV 89178

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03/07/17 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DESERT INN RD/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0007-17 – DZ TERRA 1, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Darby Avenue and Desert Inn Road, and between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). SB/co/ma (For possible action)

RELATED INFORMATION:

APN:
163-10-814-011

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
This application is a request to vacate and abandon a driveway easement located along the south property line of parcel number 163-10-814-011 as granted to Clark County under document number 990224:00761 in February 1999.

The applicant states that Clark County Public Works is requiring Vacation of this driveway easement which has now been replaced by a new easement recorded under document number 20161116:02239.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0279-15	Reclassified 1.4 acres from C-P to C-1 zone with use permits for a convenience store, gasoline station, vehicle wash (automotive) ant to reduce the setback of a gasoline station from a residential use with waivers of development standards to allow alternatives to the Desert Inn Transition Corridor Overlay Design Standards and reduce separation between an intersection and a driveway approach with design reviews for a convenience store with gasoline station, and a vehicle wash (automobile)	Approved by BCC	August 2015
TM-0002-98	A commercial lot on 3.7 acres consisting of the subject site and the adjacent parcels to the north – recorded	Approved by PC	February 1998

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Application Number	Request	Action	Date
ZC-1036-97	Reclassified the subject site and the adjacent parcels to the north from R-E to C-P zoning	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional and Commercial Neighborhood	C-P	Offices
South & West	Office Professional	C-P	Offices
East	Public Facilities	P-F	Detention basin

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 easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation:
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works – Development Review
- Dedicate a new pedestrian access easement per new driveway requirements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention
- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DZ Terra 1, LLC
CONTACT: Baughman & Turner, 1210 Hinson Street, Las Vegas, NV 89102

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03/07/17 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SAPPHIRE POINT AVE/SCHOONER BAY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-0025-17 – OROSZ, SKIRA & GABOR:

VACATE AND ABANDON a portion of a right-of-way being Sapphire Point Avenue located between 215 Beltway and Schooner Bay Street within Spring Valley (description on file). SS/co/ma (For possible action)

RELATED INFORMATION:

APN:
163-20-411-059

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

BACKGROUND:
Project Description
This application is a request to vacate and abandon a 985 square foot portion of Sapphire Point Avenue as dedicated to Clark County on final map FM-281-95, as recorded in Book 73, Page 12. The right-of-way runs along the south line of parcel number 163-20-411-059.

The applicant states that the right-of-way included in this application lies north and west of the back of the sidewalk and is no longer needed for roadway purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0395-03	Vacate and abandon easements of interest to Clark County	Approved by PC	April 2003
WT-332-98	Waiver of Title to extend off-site improvement bonds	Approved by BCC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Developed residential neighborhood
South	Commercial General	C-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	215 Right-of-way

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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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation:
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works – Development Review
- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Construct wall along the westerly property line and the southerly property line extending to the back of sidewalk.

Building/Fire Prevention
- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Gabor Orosz
CONTACT: Gabor Orosz, 9236 Sapphire Point Avenue, Las Vegas, NV 89147

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03/07/17 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

SAHARA AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0019-17 – JTN TRUST:

WAIVERS OF DEVELOPMENT STANDARDS the following: **1)** increase maximum wall sign area; and **2)** increase number of wall signs.
DESIGN REVIEW for proposed wall signs in conjunction with an existing office/retail building on a 1.0 acre portion of a 4.6 acre office/retail complex in a C-P (Office & Professional) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located 500 feet south of Sahara Avenue and 180 feet west of Jones Boulevard within Spring Valley. SB/lm/ma (For possible action)

RELATED INFORMATION:

APN:
163-11-504-008

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase maximum sign area to 292 feet where 50 square feet per building elevation is allowed per Table 30.72-1 (a 484% increase).
2. Increase number of signs to 2 where 1 sign per building elevation is allowed per Table 30.72-1 (a 100% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: 6125 W. Sahara Avenue
- Site Acreage: 1
- Project Type: Wall signage
- Number of Stories: 2
- Square Feet: (signage)

Site Plan
The site plan depicts an office and retail center consisting of 6 parcels on approximately 4.6 acres. The southerly buildings adjacent to Laredo Street are zoned C-P, while the remaining portions of the center are in either a C-1 or C-2 zone. The wellness center and pharmacy are located in the C-P zoned portion of the site and on the ground floor of the building on the south

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side of the center near Laredo Street. Access to the site is from Sahara Avenue to the north, Jones Boulevard to the east, and Laredo Street to the south.

Landscaping
No changes are proposed or required to the existing landscaping.

Elevations
Photos depict a 2 story, office building constructed of stucco siding with storefront windows.

Signage
There are 2 existing freestanding signs for the office and retail center one at the entrance on Sahara Avenue and the other at the entrance on Jones Boulevard. The plans depict 2 wall signs with a total of 292 square feet on the north wall of the office building facing the interior of the office/retail center. The first wall sign is located above the second floor windows, and consists of 24 inch high pan channel lettering with red plex face "Sahara West Urgent Care & Wellness", and a "caduceus" (medical doctor symbol) logo that is 30 inches high in pan channel with white plex background and black opaque graphics. The second sign is located above the ground floor entry and windows, and consists of 24 inch high pan channel lettering with blue plex face "Westside Pharmacy". Both uses will be located on the first level of the building while other existing office uses are located on the second floor.

Applicant's Justification
The applicant indicates that the prospective businesses are primarily walk-in related healthcare and visibility is required for the uses. The locations of the signs are on the north face of the southwesterly building in the center, and the wall signage is obstructed by buildings, parking lot lighting, and landscaping within the same center. Additionally, signage will be on the front (north side) of the building and will not be visible from Laredo Street to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0854-16	Pharmacy within an existing office/retail complex	Pending PC	February 2017
UC-0555-10	A place of worship in a portion of an existing office building – expired	Approved by PC	January 2011
ZC-243-84	Reclassified the property to C-P, C-1, and C-2 zoning	Approved by BCC	December 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & City of Las Vegas	C-1 & C-2	Commercial buildings within the same center & commercial buildings north of Sahara Avenue
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General	C-P, C-1 & C-2	Commercial buildings within the same center & convenience store
West	Commercial General	C-1	Commercial building

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

Analysis
Current Planning
Waivers of Development Standards
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value 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.

Staff finds that the request is to increase the sign area and number of signs is compatible with the 2 story building that they are located on and the office and retail center where the signs are located and oriented away from the adjacent single family residences to the south as encouraged by Urban Land Use Policy 61 of the Comprehensive Plan. The height of the signs is consistent with the office and retail uses within the center and is located on the north side of the office building and does not detract from the residential properties. Therefore, staff can support the request.

Design Review
The Urban Land Use Policy 20 of the Comprehensive Plan encourages signage to be compatible with building styles, surrounding development, and illuminated signage should be oriented away from neighborhoods. Due to the location of the signage being internal to the shopping center, and located on the north face of the building, oriented away from the residential properties to the south across Laredo Street, 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

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denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Jessica Nguyen
CONTACT: Jude Nazareth, 7925 W. Russell Road #401506, Las Vegas, Nevada 89140

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03/07/17 PC AGENDA SHEET

SIGNAGE
(TITLE 30)

FLAMINGO RD/GRAND CANYON DR
(ALIGNMENT)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0027-17 – 318 FLAMINGO VENTURE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-project of regional significance freestanding sign along a freeway; **2)** increase sign area for 2 freestanding signs; and **3)** increase animated (electronic message unit) sign area.
DESIGN REVIEW proposed signage in conjunction with an approved hospital and medical/professional office development on 4.1 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the northwest corner of Flamingo Road and Grand Canyon Drive (alignment) within Spring Valley. SB /lm/ma (For possible action)

RELATED INFORMATION:

APN:
163-18-403-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow a non-project of regional significance freestanding sign along a freeway where not permitted, per Table 30.72-1.
2. Increase sign area for 2 freestanding signs, to 832 square feet where 535 is allowed per Table 30.72-1 (a 55.5% increase).
3. a. Allow an increase in animated (electronic message unit) sign area to 200 square feet where 100 square feet per Table 30.72-1 (a 100% increase).
   b. Allow a second animated (electronic message unit) for a non-project of regional significance freestanding sign along a freeway, per Table 30.72-1.

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: 9880 W. Flamingo Road
- Site Acreage: 4.1
- Project Type: Wall and Freestanding signage
- Sign Height: 40 feet (freestanding)/50 feet (freestanding)

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Request
The request is for site signage consisting of wall, directional, and 2 freestanding signs with animated displays (electronic message units).

Site Plan
The plan depicts an approved hospital with 24 hour medical care and medical/professional office development located within the southern portion of the site. Access to the site is provided by 2 driveways from Flamingo Road. The westerly access is shared with the property to the west. There is an existing communications facility with associated equipment located on the northwest corner of the site.

Landscaping
Previously approved landscaping consisting of trees, shrubs, and groundcover will be located along the perimeter of the property, within the parking areas, and adjacent to the building, along with a desert revegetation area on the northern portion of the parcel. Alternative landscaping was also previously approved along Flamingo Road. On the north side of the property, along the I-215 freeway frontage, there are trees and shrubbery shown adjacent to the multi-use trail.

Elevations
The plans show an approved building 2 stories with a maximum building height of 68 feet. The building height varies from a minimum of 16 feet for porte-cocheres at the north and south entrances of the building, to a maximum of 68 feet for architectural features. The exterior of the building is a combination of stucco finish with stone accents, flat roofs behind parapet walls, and pitched roofs with clay tile roofing material. All sides of the building have similar architectural features consisting of window fenestrations, cornices, projections, and recesses.

Signage
The plans depict a 40 foot high, 416 square foot freestanding sign with 100 square foot animated electronic message unit (e.m.u.) panel along Flamingo Road, and a second 50 foot high 416 square foot freestanding sign with 100 square foot animated (e.m.u.) panel along I-215 freeway. Additionally, there are two, 4 foot high 10 square foot directional signs depicted near the entrances along Flamingo Road, and two, 5 foot high 6 square foot directional signs area located within the interior of the site. Illuminated wall signs are shown on all elevations of the building which include the hospital logo and lettering up to 5 feet 6 inches high with average letter height of up to 4 feet.

The freestanding sign located along I-215 freeway is located within an undeveloped portion of the property adjacent to the landscaping strip provided along I-215 freeway frontage per UC-0405-16 and will include rockscape around the base of the sign to match the landscape materials shown on those plans.

Applicant's Justification
The applicant states that all signs comply with Title 30 standards except for the increase to sign area. The additional sign along I-215 freeway is needed because the hospital use will have a similar impact as a project of regional significance and will identify the site as a hospital with medical offices and the services offered. The amount of important information is best delivered via the animated sign and enables the hospital and other tenants to communicate with the people

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in the area. Additionally, the wall sign package contains approximately 25% of what is allowed by Code and the total of all proposed signage is less than 50 % of what is allowed by Code.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0405-15	Use permit and design review for a hospital and medical/professional office development	Approved by BCC	August 2015
ADR-0451-00	Communications facility with associated equipment	Approved administratively	July 2000
ZC-0795-99	Reclassified the site to a C-2 zone for a retail center	Approved by BCC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E, R-2 & R-3	215 Beltway, single, multiple family residential developments, & an undeveloped parcel
South	Commercial General	C-2	Shopping center
East	Commercial General	C-2	Tavern & undeveloped parcels
West	Commercial General	C-1 & C-2	Undeveloped parcels & a mini-storage facility

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

Analysis
Current Planning
Waiver of Development Standards #1
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 and value 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.

While there are other freestanding signs for shopping centers to the southeast along the I-215 freeway south of Flamingo Road, those signs were approved and permitted prior to the sign ordinance being updated in August 2006. Limiting freestanding signs to projects of regional significance along freeways was implemented to reduce signage and visual clutter along a freeway which are also criteria that is encouraged by Urban Land Use Policy 64 of the Comprehensive Plan. The project site is not a part of a project of regional significance where a commercial development generates more than 6,250 average daily vehicle trips, nor encompasses more than 160 acres and does not meet these standards. Therefore staff recommends denial of the northerly freestanding sign adjacent to I-215 freeway.

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Waivers of Development Standards #2 & #3

The increase for sign area and animated (e.m.u.) sign area is caused by the request for a second 50 foot high freestanding sign along I-215 freeway frontage. The project is immediately adjacent to I-215 freeway and the overall building height is 68 feet with illuminated wall signage that will be visible to traffic along I-215 freeway because there isn't a sound wall along this portion of the freeway. Urban Land Use Policy 64 encourages commercial projects to reduce signage and visual clutter; therefore staff recommends denial of the northerly freestanding sign increase in sign area and the increase for the animated (e.m.u.) sign area in conjunction with the freestanding sign adjacent to I-215 freeway.

Design Review

The proposed wall signs, directional signs, and freestanding sign located along Flamingo Road within the front landscaped area meets Code requirements. Staff finds that the signs will be constructed with similar materials, finishes, and paint scheme as the building on-site in conformance with Urban Land Use Policy 20 which states all signage should be compatible with building styles on-site and also with surrounding development. Access to the site is from Flamingo Road and the proposed 40 foot high freestanding sign meets current code and conforms to Urban Land Use Policy 98 of the Comprehensive Plan which encourages signage to be compatible with the area; therefore, staff has no objection to the wall signs, directional signs, and freestanding sign located along Flamingo Road. However, the freestanding sign along the north property line adjacent to I-215 freeway are excessive for the type of use and Urban Land Use Policy 20 encourages monument signs to reduce visual clutter.

Staff Recommendation

Approval of the design review for wall signs, directional signs, and southerly freestanding sign; and denial of waiver of development standards #1, #2, & #3, and the design review for northerly freestanding sign.

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

If approved:

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

Public Works – Development Review

- Signs not to encroach into right-of-way, easements, or sight visibility zone.

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Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: 318 Flamingo Ventures, LLC
CONTACT: Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135

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03/07/17 PC AGENDA SHEET

FAÇADE CHANGES/
PARKING REDUCTION
(TITLE 30)

SPRING MOUNTAIN RD/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0037-17 – LV SM INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for proposed façade changes to an existing commercial complex on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Spring Mountain Road, 300 feet east of Lindell Road within Spring Valley. SB/gc/ma (For possible action)

RELATED INFORMATION:

APN:
163-13-503-003

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 68 spaces where a minimum of 79 spaces are required per Table 30.60-1 (a 13.9% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: 5410, 5416, and 5420 Spring Mountain Road
- Site Acreage: 1.2
- Project Type: Façade changes
- Number of Stories: 1
- Building Height: up to 24 feet
- Square Feet: 12,486 (overall complex)
- Parking Required/Provided: 79/68

Site Plans
The plans show proposed façade changes to 3 existing buildings within an existing commercial complex. Building A is located along the west property line, Building B is located along the north property line, and Building C is located along the east property line. All 3 buildings were previously used for vehicle (automobile) repair and maintenance uses. The plans now depict Buildings A & C being used for retail and restaurant uses, while Building B will still be used for vehicle (automobile) repair uses. Since restaurant uses have a higher parking requirement than

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the previous uses, a waiver of development standards is necessary to reduce parking. A total of 68 parking spaces are provided where a minimum of 79 spaces are required. An existing ingress/egress driveway and an existing egress only driveway is provided on Spring Mountain Road.

Landscaping
The plans show an existing 6.5 to 10 foot wide street landscape area along Spring Mountain Road. Additional trees and shrubs will be planted within the existing street landscape area to supplement the existing trees.

Elevations
The facades of all 3 buildings will have the same architectural design. The east and south facades of Building A, the south façade of Building B, and the west and south facades of Building C consist of a stone veneer base, stucco finish, stucco pop-outs, aluminum storefront systems, and awnings. The remaining facades are CMU block painted to match the overall building. Additionally, the south façade of Building B has 3 existing overhead roll-up doors. Building A is 1 story and 24 feet high; and Buildings B & C are 1 story and 18.5 feet high.

Floor Plans
Building A is 5,092 square feet and consists of a future 1,952 square foot restaurant tenant and a future 3,100 square foot retail tenant. Building B is 4,992 square feet and is occupied by an existing vehicle (automobile) repair use. Building C is 2,442 square feet and consists of a future 1,221 square foot restaurant tenant and a future 1,221 square foot retail tenant.

Signage
Signage is not a part of this request.

Applicant's Justification
The applicant states that the façade changes will enhance the neighborhood. The existing wrought iron fence along the front of the property will be removed and the parking lot striping will be redone to be visible. All existing junk vehicles will be removed from the site. The proposed changes will result in the buildings looking more commercial than industrial in appearance. Furthermore, the applicant states that from past experiences with other properties along Spring Mountain Road, the proposed parking should be adequate for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0582-15	Reduced separation of an automobile repair facility and a residential use; allowed service bay doors to face a street; and reduce parking for an automobile repair facility	Approved by PC	October 2015
VC-0085-99 (ET-0331-03)	First extension of time for automobile repair and reduced parking until March 2, 2009 – expired	Approved by PC	January 2004
VC-0085-99	Automobile repair and reduced parking 5 years for review – expired	Approved by PC	March 1999
VC-058-91 (ET-0113-98)	Second extension of time for retail sales, repair, and service for lawn mowers 5 years for review – expired	Approved by PC	April 1998

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Application Number	Request	Action	Date
VC-058-91	First extension of time for retail sales, repair, and service for lawn mowers 5 years for review – expired	Approved by PC	May 1993
VC-058-91	Retail sales, repair, and service for lawn mowers 2 years for review – expired	Approved by BCC	April 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multi-family residential
South	Commercial Neighborhood	C-1	Offices & undeveloped
East	Commercial General	C-2	Vehicle repair facilities
West	Commercial General	C-2	Tavern

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

Analysis
Current Planning
Waiver of Development Standards
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value 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.

Staff cannot support the request to reduce parking and finds that the request is a self-imposed hardship. The proposed square footage of restaurant uses within the buildings is driving the demand for parking. Restaurants are parked at 10 spaces per 1,000 square feet per Title 30 as opposed to 4 spaces per 1,000 square feet for retail uses. The square footage of future restaurant space could be reduced to meet Title 30 parking requirements. Although an 18.2% reduction in parking was approved per UC-0582-15, the entire site at that time was used for vehicle (automobile) repair and maintenance uses. The site is now predominantly proposed for retail and restaurant uses.

Design Review
Staff finds the proposed façade changes enhance the appearance of the site and the surrounding area. The proposed architectural design is more commercial in appearance and is more compatible in design with the surrounding properties in the area. The existing facades consist of CMU block and metal siding which gives an overall industrial appearance. The request complies with Urban Specific Policy 10 of the Comprehensive Plan which encourages site designs to be compatible with adjacent land uses.

Staff Recommendation
Approval of the design review; and denial of the waiver of development standards.

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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
If approved:

- Number of trees and shrubs to comply with Title 30 requirements within the existing street landscape area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Jason Sheng Huang
CONTACT: Airr Phanthip, 1900 Nuevo Road, Henderson, NV 89014

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03/08/17 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL (TITLE 30) BUFFALO DR/RAFAEL RIVERA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-0633-12 (ET-0002-17) – NV I-215 BUFFALO, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 17.2 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone, and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone and R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** signage; and **3)** lighting.

Generally located on the north side of Rafael Rivera Way, 350 feet west of Buffalo Drive within Spring Valley (description on file). SS/jvm/ml (For possible action)

RELATED INFORMATION:

APN:
176-04-501-019

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

BACKGROUND:
Project Description
General Summary
- Site Acreage: 17.2
- Number of Units: 390
- Density: 22.6 du/ac
- Project Type: Multiple family residential development
- Number of Stories: 1 and 2
- Building Height: 14 to 28 feet
- Open Space Required/Provided: 39,000 square feet/74,626 square feet
- Parking Required/Provided: 760/806

Site Plans
The original plans depicted a multiple family (apartment) development consisting of 390 units distributed among 34 buildings. The buildings are of varying sizes depending on the number of dwelling units contained within each building. Overall, there are 5 building types that range from 6 units to 24 units per building. The buildings are oriented in varying directions to one another with some buildings having a north/south orientation and others having an east/west orientation. The plans depict 1 main access from the Rafael Rivera Way frontage road and a secondary access from Sunset Road. The plans depict a total of 806 parking spaces distributed

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throughout the site and consisting of the following: 1) 728 surface parking spaces; 2) 390 of the 728 surface spaces are planned to have carports; and 3) 78 garages. The buildings are arranged as courts which create pockets of common open spaces. There are 2 pool areas with tot lots and a centrally located clubhouse.

Screening, Buffering (Landscaping), & Open Space

Since this request is a non-conforming use in an area planned for non-residential uses, this site must accommodate all required buffering along the perimeter. The plans depict a 10 foot wide intense landscape buffer along all property lines. A total of 20 feet of landscaping is depicted along Rafael Rivera Way and Sunset Road. The streetscape along Sunset Road also consists of a detached sidewalk. Parking lot landscaping complies with Title 30 and is also distributed throughout the site. A total of 74,626 square feet of open space is provided and equitably distributed throughout the development and consists of the following: 1) passive common areas around the building areas; 2) two pool and spa areas; 3) BBQ and picnic areas; 4) dog runs; 5) tot lots; 6) indoor amenities with a recreation building consisting of meeting rooms and social gathering areas, gym, business center, and theater.

Elevations

The plans depict a variety of different building types. The majority of the buildings are 2 story, and 28 feet high, with the clubhouse and garage parking buildings at 1 story. The clubhouse is depicted at a height of 25 feet. The 1 story garage parking buildings are 14 feet in height. Several buildings are carriage type units where dwelling units are located above garages. The carriage unit buildings are 24 feet in height. All buildings have varying widths and lengths.

All buildings, including the clubhouse and garage parking buildings, consist of stucco with vertical and horizontal articulation with additional facade relief on select portions of the horizontal planes consisting of siding and trim elements. The elevations also depict substantial window and door enhancements consisting of elements such as composite wood trim, balconies, and stucco pop-outs. The use of varied rooflines also provide for facade relief. All roofs are depicted as concrete tile. Many of the buildings also contain 1 story roof elements which also enhance the elevations. Pictures on file provide visualization elements for a similar project that was developed in the Las Vegas Valley.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units with the following distribution: 1) 20 carriage one bedroom units; 2) 52 small one bedroom units; 3) 52 large one bedroom units; 4) 108 small two bedroom units; 5) 108 large two bedroom units; 6) 18 townhome two bedroom units; and 7) 32, three bedroom units.

Signage

The plans depict a total of four, 5 foot high project identification signs that will be constructed of framed stucco with painted colors consistent with the multiple family buildings. Two signs are located at the main entrance along the Rafael Rivera Way frontage road and 2 signs will be positioned at the secondary entrance along Sunset Road. However, the applicant submitted a subsequent waiver of development standards and design review (WS-0019-15) for revisions to the proposed signage.

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Lighting
According to the plans, all lighting will be wall mounted sconces on the buildings with full cutoff fixtures to prevent any light spillage.

Applicant's Justification
The applicant states that the clubhouse is complete and has been issued a certificate of occupancy as have three of the apartment buildings. Additionally, nearly all of the landscaping is complete and the off-sites are in. Therefore, an extension of time is reasonable to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0633-12 (ET-0021-16)	Extension of time for original NZC application	Approved by BCC	May 2016
WS-0019-15	Waivers of development standards for a freestanding sign with a design review for a freestanding sign and project identification signs – the freestanding sign was withdrawn and 1 project identification sign was deleted from consideration	Approved by BCC	April 2015
VS-0188-13	Vacate and abandon government patent easements and a portion of right-of-way being Wagon Trail Avenue	Approved by PC	June 2013
NZC-0633-12	Reclassified the site from R-E & C-2 zoning to R-4 zoning for a multiple family residential development	Approved by BCC	January 2013
ZC-1644-04	Zone boundary amendment to C-2 zoning on the western 10 acres for a future commercial development	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Commercial General	C-2 & M-D	Undeveloped, office/warehouse development, & office/retail development
East	Business and Design/Research Park	R-E & C-2	Undeveloped & office/retail development
West	Business and Design/Research Park	C-2 & M-D	Developing automobile dealership
South	Business and Design/Research Park	C-2 & R-E	215 Beltway & undeveloped

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

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Analysis
Current Planning
Title 30 standards of approval of 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, there have been no substantial changes in the area surrounding the subject property. Since approval of the zone boundary amendment, the applicant has taken numerous steps to complete the project. The project is currently under construction with most buildings in various stages of completion. All the corresponding technical studies have been submitted and the applicant has completed all necessary improvements; therefore, staff can support an extension of time to complete the project.

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
- Until January 9, 2018 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review
- Compliance with previous conditions.

Building/Fire Prevention
- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Nevada West Partners IV, LLC
CONTACT: Tony Celeste/Kaempfer Crowell, 1980 Festival Plaza Drive, Las Vegas, NV 89135

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03/08/17 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL (TITLE 30) — PATRICK LN/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-0005-14 (ET-0007-17) – PARDEE HOMES OF NEVADA:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 7.8 acres from R-E (Rural Estates Residential) to R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts.
DESIGN REVIEW for a single family residential development.

Generally located on the south side of Patrick Lane, 660 feet east of Fort Apache Road within Spring Valley (description on file). SB/co/ml (For possible action)

RELATED INFORMATION:

APN:
163-32-301-004, 025, & 028

LAND USE PLAN:
SPRING VALLEY – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 7.8
- Number of Lots: 48 (residential); 9 (common lots)
- Density (du/ac): 6.2
- Minimum/Maximum Lot Size (square feet): 3,463/9,925 (gross/net are the same)
- Project Type: Single family residential

History/Site Plan
The original zone change application was for a residential subdivision consisting of 141 lots and 30 common elements. The original request was for RUD zoning; however, when the application was approved the Board of County Commissioners (BCC) reduced the zoning to R-2. In August 2016, NFM-0018-16 was recorded in Book 152 Page 29. That subdivision is under separate ownership and not a part of this extension of time application.

In June 2016, TM-0056-16 was approved by the BCC on 3 parcel numbers 163-32-301-004, 025, & 028 which constitutes the remaining 7.8 acres from the original zone change. The plans show a proposed single family residential development consisting of 48 residential lots and 9 common lots on 7.8 acres at a density of 6.2 du/ac. The lots range in size from 3,463 square feet to 9,925 square feet. The gross and net lot sizes are the same. An existing drainage channel is located on the south and east sides of the proposed residential development.

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Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-18 along Patrick Lane. Additional landscaping is shown along the private streets located interior to the site including an 8,568 square foot common lot. A 7,040 square foot drainage easement area is located on the northeast portion of the site and the south side of Patrick Lane.

Previous Conditions of Approval

Listed below are the approved conditions from NZC-0005-14:

Current Planning

- A reduction to R-2 zoning;
- A resolution of intent to complete construction in 3 years;
- Per revised plans dated February 19, 2014;
- Provide revised plans conforming to R-2 zoning requirements;
- Design review as a public hearing on significant changes to plans;
- Provide a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-18 along Patrick Lane, Sobb Avenue, and Jerry Tarkanian Way;
- Provide landscaping per Figure 30.64-11 along the west property line;
- Provide a landscape maintenance easement or CC&R's for the maintenance of the perimeter landscape area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that residential buildings must be set back 50 feet from the drainage channel unless the channel is improved and/or a protective wall is constructed per the requirements of the Department of Public Works; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Dedication of right-of-way to include 35 feet to back of curb for Patrick Lane, 30 feet for Sobb Avenue, and all associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacate all unnecessary right-of-way;
- Provide a minimum of 75 feet of queuing distance from the gate call box to the edge of gutter on Patrick Lane;
- Provide a minimum of 100 feet of queuing distance from the gate call box to the edge of gutter on Sobb Avenue;
- Per the Transportation Element, Patrick Lane must continue to Jerry Tarkanian Way, redesign development to comply with the Transportation Element.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNs 163-32-301-004, 025, 026, 028, & 029.

Clark County Water Reclamation District (CCWRD)

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- Applicant is advised that zoning changes affect sewer capacities; this requires the submittal of civil improvement plans for full engineering review and evaluation (including estimated wastewater flow rates at project build-out); and that CCWRD has no objection to the zoning change as submitted.

Applicant's Justification

The applicant states that the original zone change application was approved in March 2014 to rezone 23.3 acres to R-2 for a residential development. A final map was recorded on a portion of the parcels from the original application and that subdivision is nearing completion of construction. Construction has not begun on the remaining 7.8 acres; however, the applicant intends to move forward with the development of the site in the future. The applicant is requesting a 3 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0056-16	Single family residential development	Approved by BCC	June 2016
VS-0264-16	Vacate and abandon a portion of right-of-way being Patrick Lane	Approved by BCC	June 2016
WS-0262-16	Increase wall height, reduce rear setback for one lot and deviations from uniform standard drawings and design review for a single family residential development	Approved by BCC	June 2016
VS-0055-14 (ET-0042-16)	First extension of time to vacate and abandon government patent easements	Approved by BCC	May 2016
VS-0055-14	Original application to vacate and abandon government patent easements	Approved by BCC	March 2014
NZC-0005-14	Reclassified 23.3 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014
WS-0054-14	Allowed modifications to standard drawings for public street sections and reduced street intersection off-sets in conjunction with a single family residential development	Approved by BCC	March 2014
TM-0017-14	141 single family residential lots	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-P & C-2 (under resolution of intent to R-2)	Undeveloped
South	Business and Design/Research Park	R-E & R-2	Undeveloped & Approved single family residential development

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	R-2	Approved single family residential development
West	Commercial General	R-E	Undeveloped

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

Analysis
Current Planning
Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since approval of the original zone change in March 2014, NFM-0018-16 has recorded in Book 152 Page 29. This subdivision left 7.8 acres remaining from the original 23.3 acres. In June 2016, TM-0056-16 was approved by the BCC on the remaining parcels. In addition, a traffic mitigation study 16-24357 and drainage study 16-22875 were submitted and approved by Clark County. Off-site improvement plans 16-23981 have been submitted and are under review. Since the applicant has moved forward on the project staff can support a 3 year extension of time for completion.

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
- Until March 19, 2020 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review
- Compliance with previous conditions.

Building/Fire Prevention
- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Pardee Homes of Nevada
CONTACT: Slater Hanifan Group, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118

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03/08/17 BCC AGENDA SHEET

EXOTIC ANIMAL
(TITLE 30)

COLEY AVE/REDWOOD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0787-16 – ANDERSON FAMILY TRUST:

USE PERMIT for an exotic animal (serval) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Coley Avenue, 250 feet west of Redwood Street within Spring Valley. SB/gc/mcb (For possible action)

RELATED INFORMATION:

APN:
163-11-302-006

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 6740 Coley Avenue
- Site Acreage: 0.5
- Project Type: Exotic animal (serval)
- Number of Stories: 2
- Square Feet: 3,251

Site Plans
The plans show an existing single family residence with driveway access from Coley Avenue. It is proposed that an exotic animal (serval) be allowed on the site. The serval will be kept within the residence. The rear yard is enclosed by a 6 foot high block wall, and the front yard is enclosed by a 5 foot high combination block wall and wrought iron fence (including wrought iron gates at the driveway entrances).

Landscaping
No changes are proposed or required to the existing landscaping.

Elevations
The photos depict a 2 story single family residence constructed of stucco finish and tile roofing.

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Floor Plans
The plans show a 3,251 square foot single family residence consisting of 5 bedrooms, 3 baths, a dining room, a kitchen, a laundry room, a living room, and a family room.

Applicant's Justification
The applicant states that the serval is a kitten that has been bred for exceptional temperament and calm disposition. Furthermore, the applicant states that the serval will be similar to a regular house cat, and will be kept in an enclosed environment within the home.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Established the RNP-I Overlay District within Spring Valley	Approved by BCC	February 2011
WS-0201-06	Allow overhead power lines to the residence	Approved by PC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences

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

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

Animal Control
On November 21, 2016, Animal Control inspected the property and interviewed Mr. Anderson and his mother. They indicated that they are looking to own a serval as a companion house cat. They already own 1 domestic cat and 2 domestic dogs. The large home has ample room for the existing and proposed animals and the applicant indicates that the serval will have access throughout the house.

The primary concerns with any exotic animal are the health and safety of the animal combined with the health and safety of the owner and the public. If a serval were to escape its enclosure it could pose a risk to babies and small children, as well as, domesticated animals in the area. While the applicant states that the serval will not be allowed outside, the design of the home with multiple access points to the outdoors is a concern. It is possible that the serval could escape when the residents are accessing the backyard and not be discovered as missing for some time. Rainbow Boulevard, a major arterial street is less than 1,000 feet away and R. Guild Gray

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Elementary School is approximately a quarter mile away. Based on these concerns, 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 Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:

- 1 year to commence and review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; applicant must comply with Clark County Animal Control requirements; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Animal Control

- The serval must be locked in a large kennel or locked room when doors to the outside are opened and any time visitors are present at the house or property;
- An electronic microchip must be implanted and registered in a national database with such registration kept up to date;
- The applicant shall identify and have approved a method of transportation for removal of the serval from the property for veterinary care;
- Other than veterinary care, the serval shall not be permitted to leave the inside of the residence;
- If the serval escapes or is missing, the applicant shall immediately call in the following order: 911, School District police, and Animal Control.
- Applicant is advised that compliance with Section 10.18 of Clark County Code is required and additional conditions as listed in that Section will apply. (The applicant has been provided a list of these conditions).

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: Edward Anderson
CONTACT: Edward Anderson, 6740 Coley Avenue, Las Vegas, NV 89146

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