USE PERMITS FIRST EXTENSION OF TIME for the following: 1) permit proposed and existing accessory structures not architecturally compatible with the principal building; and 2) deviate from applicable design standards per Table 30.56.2A for accessory structures.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation between accessory structures; 2) reduce setback; 3) waive parking lot landscaping; and 4) allow non-standard improvements (parking, landscaping, and fencing) in the right-of-way.

DESIGN REVIEW of accessory structures in conjunction with an existing sand and gravel operation on 143.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north and south sides of Spring Mountain Road and the west side of Tenaya Way within Spring Valley. JJ/lm/ja (For possible action)

RELATED INFORMATION:

APN:
163-15-101-001; 163-15-201-001

USE PERMITS:
1. Permit existing and proposed accessory structures (shipping containers with a roof structure and modular offices) not architecturally compatible with a principal building (workshop) per Table 30.44-1.
2. Deviate from applicable design standards per Table 30.56-2A for existing and proposed accessory structures (shipping containers, modular offices, and fabric membrane roofing).
   a. Permit proposed shipping containers that do not have architectural enhancements on building elevations.
   b. Reduce roof pitch to 0:12 where 3:12 is required per Table 30.56-2 (a 100% reduction) for proposed and existing accessory structures (shipping containers and modular offices).
   c. Allow future membrane roofing.

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce separation between accessory structures (shipping containers) to zero feet where 6 feet is required per Table 30.40-1 (a 100% reduction).
2. Reduce front setback for an accessory structure (modular office) to 8 feet 10 inches where 40 feet is required per Table 30.40-1 (a 78% reduction).
3. Waive parking lot landscaping per Section 30.64.050.
4. Allow non-standard improvements (parking, landscaping, and fencing) in the right-of-way (Spring Mountain Road and Tenaya Way) where not permitted in the right-of-way per Section 30.52.040.

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT

BACKGROUND:
Project Description
General Summary
- Site Address: 7770 W. Spring Mountain Road and 3600 S. Buffalo Drive
- Site Acreage: 143
- Project Type: Accessory structures for an existing sand and gravel operation
- Number of Stories: 1
- Accessory Structure Heights: 9 feet to 13 feet (modular offices)/8 feet 6 inches (shipping containers)/16 feet 10 inches (membrane roof structure)
- Square Feet: 1,732 (scale house)/732 (modular office 1)/1,443 (modular office 2)/678 (modular office 3)/160 to 320 (shipping containers)
- Parking Required/Provided: 16/23 (163-15-101-001); 4/5 (163-15-201-001)

Site Plan (APN 163-15-101-001)
The approved plan depicts an existing sand and gravel operation located north of Spring Mountain Road and west of Tenaya Way. Access to the modular offices is at the southeast corner of the site from Spring Mountain Road and Tenaya Way. Additional access is from Tenaya Way and Spring Mountain Road. There are several commercial driveways along Buffalo Drive and Desert Inn Road that are gated and remain unused. This parcel is enclosed by a 6 foot high CMU block wall along a majority of all street frontages.

The site has several existing structures including a scale house, hot mix asphalt batch plant, modular office 1, modular office 2 (set back 8 feet 10 inches from Spring Mountain Road), and a workshop. The proposed shipping containers are located 318 feet north of Spring Mountain Road and 944 feet east of Buffalo Drive and are clustered together in a “U” shape located under a proposed fabric membrane roof structure, north of the existing shop to mimic the design of the existing workshop. The “U” shaped cluster opens to the south and lies north of the existing workshop. The shipping containers are located without separation between some of the structures which necessitates waiver of development standards #1.

Site Plan (APN 163-15-201-001)
The approved plan depicts an existing sand and gravel operation located south of Spring Mountain Road and west of Tenaya Way. Access to the site is from 2 driveways along Spring Mountain Road. This parcel is enclosed by a 6 foot high chain-link fence with an earthen berm along a majority of street frontages.

This site has several existing structures including a modular office, 3 portable scales, and 2 proposed “U” shaped shipping container clusters located under a proposed fabric membrane roof structure. The “U” shaped cluster opens to the south, internal to the site. The shipping
containers and roof structure are located without separations between some of the structures which necessitates waiver of development standards #1.

Landscaping
The aerial photos indicate that there are 3 trees at the entrance to the modular offices located in the southeast corner of APN 163-15-101-001 with rockscape and shrubbery along Spring Mountain Road and adjacent to modular office 1.

Elevations
The plans depict modular office 1 with exterior stucco and wood siding painted in beige-grey tones with an overall height of 9 feet with attached corrugated metal carports. The plans also depict modular office 2 with exterior wood panel siding painted in desert tan and contrasting brown trim with an overall height of 13 feet. Modular office 3 is depicted with exterior wood panel siding painted in beige-grey tones with contrasting blue trim and an overall height of 12 feet 6 inches. The existing workshop was approved with an overall height of 28 feet 4 inches with stucco finish and painted in tan with white accents. The shipping containers have an overall height of 8 feet 6 inches painted tan with a matte finish. The white matte fabric membrane roof structures have an overall height of 16 feet 10 inches with a 3:12 roof pitch.

Floor Plans
The plans depict the scale house consists of 1,732 square feet, modular office 1 consists of 732 square feet, modular office 2 consists of 1,443 square feet, and modular office 3 consists of 678 square feet. The 6 shipping containers on APN 163-15-101-001 are 320 square feet each with a total floor area of 1,920 square feet. The fabric membrane roof structure consists of 4,180 square feet and covers the shipping container cluster. On APN 163-15-201-001, there is an existing 678 square foot modular office 3. There are 22 proposed shipping containers of various sizes (6 containers with 160 square feet and 16 containers with 320 square feet) for a total floor area of 6,080 square feet. The fabric membrane roof structure consists of 19,980 square feet and covers the shipping container cluster.

Signage
Signage is not a part of this request.

Previous Conditions of Approval
Listed below are the approved conditions for UC-17-1001:

Current Planning
• 1 year to complete with any extension of time to be a public hearing;
• 6 foot decorative wall comparable to wall on APN 163-15-101-001 to be completed within 3 years for the frontages of APN 163-15-201-001 on South Buffalo Drive, Spring Mountain Road, and South Tenaya Way;
• Decorative rock or non-vegetative enhancements along road frontages;
• Reduce the dirt/sand and asphalt/tar mounds on the south side of APN 163-15-201-001;
• Graffiti to be removed in a reasonable timeframe;
• No additional structures without appropriate application being filed and approved;
• Shipping containers to be painted tan or other acceptable earth tone color;
• Paint scale houses and modular offices in southeast corner of 7770 Spring Mountain Road with consistent color scheme;
• 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
• On the West Twain Avenue frontage of APN 163-15-201-001, a decorative wall comparable to wall on APN 163-15-101-001, coordinated with Public Works improvements and to be completed within 1 year or as practicable based on planned roadway improvements, will be constructed to a height of 9 feet abutting APN 163-15-301-001, and 6 feet for the remainder of the frontage;
• Full off-site improvements with any future development;
• Execute a license and maintenance agreement for any non-standard improvements within right-of-way.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that the property is currently on septic tank(s) under the jurisdiction of the Southern Nevada Health District.

Applicant’s Justification
The applicant indicates that the property owner has been diligently working to comply with the conditions of approval, and anticipates the work to be completed by the time of the hearing. The block wall along Buffalo Drive has been completed in advance of the original 3 years originally granted, and the block walls on Spring Mountain Road and Tenaya Way will be completed prior to April 4, 2021. A barricade plan has been submitted to Public Works and once it is approved the decorative rock will be installed along Twain Avenue and Buffalo Drive and along the north side of Spring Mountain Road. Decorative rock will be installed prior to April 4, 2021 when the block walls are constructed along the south side of Spring Mountain Road and Tenaya Way. The dirt/sand and asphalt/tar mounds on the south side of APN 163-15-201-001 have been reduced as required. The building permits (BD19-03764) were issued in April, 2019 for the shipping containers, and are anticipated to be completed by May, 2019 and will be painted tan or other acceptable earth tone color as required along with the scale house, and modular offices in the southeast corner of 7770 Spring Mountain Road. The required 9 foot high block wall abutting APN 163-15-301-001 and the 6 foot high block wall for the remainder of the Twain Avenue frontage has been completed in coordination with Public Works.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADR-18-900533</td>
<td>Shade structure</td>
<td>Approved administratively</td>
<td>September 2018</td>
</tr>
<tr>
<td>UC-17-1001</td>
<td>Accessory structures, waive parking lot landscaping in conjunction with a sand and gravel operation</td>
<td>Approved by BCC</td>
<td>April 2018</td>
</tr>
</tbody>
</table>
## Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
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<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADR-0291-17</td>
<td>Increased height for bag house</td>
<td>Approved administratively</td>
<td>April 2017</td>
</tr>
<tr>
<td>WS-0592-16</td>
<td>Increased height for proposed accessory structures (silos and conveyors) an asphalt plant and accessory structures</td>
<td>Withdrawn</td>
<td>January 2017</td>
</tr>
<tr>
<td>ADR-0296-16</td>
<td>Storage tanks</td>
<td>Approved administratively</td>
<td>May 2016</td>
</tr>
<tr>
<td>WS-0368-15</td>
<td>Increased height for accessory structures (silos)</td>
<td>Approved by PC</td>
<td>August 2015</td>
</tr>
<tr>
<td>ADR-0919-10</td>
<td>Storage building - removed</td>
<td>Approved administratively</td>
<td>October 2010</td>
</tr>
<tr>
<td>ADR-0470-05</td>
<td>Maintenance and storage building</td>
<td>Approved administratively</td>
<td>May 2005</td>
</tr>
<tr>
<td>WS-1469-04</td>
<td>Allowed alternative street landscape/screening in conjunction with a gravel pit operation</td>
<td>Approved by PC</td>
<td>September 2004</td>
</tr>
<tr>
<td>UC-0491-02</td>
<td>Private recreational facility (indoor ski park) in conjunction with a gravel pit – expired</td>
<td>Approved by PC</td>
<td>May 2002</td>
</tr>
<tr>
<td>VC-0910-95</td>
<td>Permit a 9 foot high block wall to enclose gravel pit – expired</td>
<td>Approved by PC</td>
<td>July 1995</td>
</tr>
<tr>
<td>ZC-141-63</td>
<td>Zone change to reclassify the property to M-2 to allow for an asphalt plant – zone change was denied, but the use was approved by variance</td>
<td>Approved by BCC</td>
<td>September 1963</td>
</tr>
</tbody>
</table>

## Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Professional &amp; Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>C-P &amp; R-E</td>
<td>Retail, single family residential, &amp; undeveloped</td>
</tr>
<tr>
<td>Public Facility &amp; Residential Suburban (up to 8 du/ac)</td>
<td>P-F &amp; R-2</td>
<td>Spring Valley High School &amp; single family residential</td>
</tr>
<tr>
<td>Residential Suburban (up to 8 du/ac) &amp; Commercial General</td>
<td>R-1, R-2 &amp; C-2</td>
<td>Single family residential &amp; undeveloped</td>
</tr>
<tr>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-2</td>
<td>Single family residential</td>
</tr>
</tbody>
</table>

**Clark County Public Response Office (CCPRO)**  
There are no current or active cases on these properties.

**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 the original approval the applicant has continued to work with staff and departments to complete the required conditions. Therefore, since the applicant has been making progress toward completion of the project, staff can support the extension of time to complete the accessory structures.

Public Works - Development Review
There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Until October 4, 2019 to complete.
- Applicant is advised that pursuant to UC-17-1001, a 6 foot decorative wall comparable to wall on APN 163-15-101-001 to be completed by April 4, 2021 for the frontages of APN 163-15-201-001 on South Buffalo Drive, Spring Mountain Road, and South Tenaya Way; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review
- Compliance with previous conditions.

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

TAB/CAC: Spring Valley - approval.
APPROVALS:
PROTEST:
APPLICANT: WELLS CARGO, INC
CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135