

LIGHTING AND SIGNAGE
(TITLE 30)

DURANGO DR/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400135 (DR-18-0376)-MAVERIK, INC.:

DESIGN REVIEWS FIRST EXTENSION OF TIME to commence the following: **1)** proposed site lighting; and **2)** proposed signage in conjunction with an approved convenience store and gasoline station on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-813-003

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Lighting and signage
- Light Pole Height (feet): 16 (parking lot lights)
- Sign Height (feet): 20 (proposed freestanding signs)
- Sign Area (square feet): 104.9 (proposed freestanding on Russell Road)/104.9 (proposed freestanding on Durango Drive)/209.8 (total freestanding)/84 (southern wall sign)/11.5 (eastern wall sign)

Site Plans & Request

The plans depict a convenience store and gasoline station with a fuel canopy via WS-0983-17 (expired). The plans show the gasoline station (fuel canopy) is set back 62 feet north of Russell Road and 79 feet from Durango Drive. The convenience store is located on the north side of the fuel canopy and 173 feet from the south property line along Russell Road.

However, WS-0983-17 has since expired, and the applicant is in the process of resubmitting the entire project again to Current Planning staff for review and processing. DR-18-0376 was previously approved for lighting and signage for this site, and today, the applicant is requesting a

first extension of time for signage and lighting for the development as required in the CMA Design Overlay District.

Lighting

The previously approved plans depict 2 different types of proposed lighting as follows: 1) 16 foot high light poles distributed throughout this site; and 2) wall mounted lighting. The plans show eight, 16 foot high decorative posts located in the landscape areas distributed throughout the site. The plans show wall fixtures located on the elevations of the building. Additional lighting is provided under the fuel canopy. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

The previously approved plans depict one, 20 foot high, 104.9 square foot freestanding sign located on the southeast corner of the site oriented toward Russell Road and one, 20 foot high, 104.9 square foot freestanding sign located on the eastern side of the site oriented toward Durango Drive. The other signs are illuminated wall signs on the south and east sides of the building. The signs will include the Maverik logo and letters up to 4 feet, 10 inches high.

Previous Conditions of Approval

Listed below are the approved conditions for DR-18-0376:

Current Planning

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

Public Works - Development Review

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0297- 2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant, COVID-19 has changed the dynamics of the way the company can move forward with the project. The company has struggled with moving forward with regards to staffing, consultants, and personnel changes due to the pandemic. The approval timeframes for the use permit and waiver of development standards lapsed due to new employees not being aware of the approval timeframes. Per the applicant, the original application for the site project will be resubmitted to planning staff and be heard again by the Spring Valley Town Board and the Board of County Commissioners.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0376	Signage and lighting for a convenience store	Approved by BCC	July 2018
VS-18-0150	Vacated and abandoned a drainage easement and flood control right-of-way	Approved by PC	April 2018
WS-0983-17	Convenience store and gas station - expired	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Commercial General	C-2	Undeveloped
East	Public Facilities	P-F	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Although building permits BD19-05038 and BD19-06529 have expired, a separate document application for pedestrian access easements is still active with the Clark County Mapping Team (SD21-990023). Since the applicant is making an effort to continue the project by resubmitting the associated waivers of development standards and design reviews for the overall project site, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a new design review for lighting and signage may be required pending the design of the new application for the convenience store and gasoline station; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: MAVERIK

CONTACT: MAVERIK INC, 185 S. STATE STREET #800, SALT LAKE CITY, UT 84111