

11/06/18 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

PALM ST/OLIVE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0749-MOJAVE 15, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced side setback; 2) alternative landscaping; and 3) bicycle parking.

DESIGN REVIEW for a proposed office/warehouse facility on 2.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District.

Generally located on the west side of Palm Street, 630 feet south of Olive Street within Sunrise Manor. CG/pb/ml (For possible action)

RELATED INFORMATION:

APN:
162-01-602-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback to 5 feet where 20 feet is required per Table 30.40-2 (a 75% reduction).
2.
 - a. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
 - b. Eliminate landscaping adjacent to a residential use where landscaping per Figure 30.64-11 is required.
3. Reduce the number of bicycle parking spaces to zero where 4 spaces are required per Table 30.60-1 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Proposed office/warehouse facility
- Number of Stories: 1
- Building Height: 39 feet
- Square Feet: 53,136
- Parking Required/Provided: 80/83

Site Plans

The site is currently used for outside storage in conjunction with the existing office/warehouse buildings on the adjacent parcels which have shared access. The plans depict a 53,136 square foot office/warehouse building located on the southwestern portion of the site 5 feet from the southern property line. Parking areas are located on the north and east sides of the building; however, no bicycle parking is provided. The site has access to Palm Street via 2 existing driveways to the north and south of the adjacent parcel to the east.

Landscaping

No perimeter or interior parking lot trees are provided as required by Code.

Elevations

The plans depict a 39 foot high, single story building with concrete tilt-up walls painted in 3 earth tone colors with molding and a flat roof with parapet walls. Roll-up doors are located on the north side of the building.

Floor Plans

The plans depict two, 53,136 square foot office/warehouse buildings capable of being divided into 3 units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the waivers are compatible with the existing development in the area. There is existing landscaping on the adjacent parcel to the south to buffer the existing apartments. Planted parking lot trees will reduce the number of parking spaces and interfere with the roll-up doors.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business & Design/Research Park	M-D	Office/warehouse
South	Business & Design/Research Park & Residential Urban Center (18 du/ac to 32 du/ac)	M-1 & R-4	Armored transport facility & apartments
East	Business & Design/Research Park & Residential Suburban (up to 8 du/ac)	C-2 & R-T	Restaurant/lounge & manufactured home park
West	Business & Design/Research Park	M-D	Office/warehouse

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 and Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds the number, nature, and intensity of the waivers of development standards are excessive and there is sufficient room on the site to construct an office/warehouse building and still meet the Code requirements. Furthermore no mitigation has been provided to reduce the impacts on the existing apartment complex on the adjacent parcel to the south. While the height, mass, and building materials proposed for the office/warehouse building are compatible with the existing development to the north and south, they are not compatible with the existing apartment complex to the south. Furthermore, approval of the design review is contingent upon approval of the waivers of development standards which staff does not support. The proposed building is set back 5 feet from a residential use where 20 feet is required and no landscaping is provided as a buffer. Therefore, staff finds the request conflicts with several policies in the Comprehensive Master Plan including Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity and Urban Specific Policy 99 which also states in part that adjoining land uses and densities should be considered regarding appropriate buffers, setbacks, landscaping, building height, materials, lighting, and signage on-site in business and research park developments. Furthermore, while the building meets the minimum Code requirements for architectural design, it is 280 feet long. Urban Specific Policy 19 states that scale relationships between buildings and adjacent developments should be carefully considered. Varying building height, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary within a development with lower height buildings adjacent to surrounding residential uses to reduce the perceived mass of buildings. Staff finds the building design in conjunction with the waivers of development standards conflicts with this policy. Therefore, staff cannot support this request.

Staff Recommendation

Denial

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Drainage study and compliance;
- Driveways to be per County standard 222.1.

Building Department - Fire Prevention

- Applicant is advised that access must be provided to all points of the building within 250 feet for sprinklered buildings.

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 #0547-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RENE ROLIN

CONTACT: RENE ROLIN, MOMENT ENGINEERS, 3110 S. DURANGO DRIVE, SUITE 205, LAS VEGAS, NV 89117

11/20/18 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

CASTLEBERRY LN/MEIKLE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-18-400216 (UC-0217-16) –TURNER, JAMES K.:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) increase the area of an existing accessory building; 2) allow existing accessory buildings not architecturally compatible with the principal building; and 3) waive applicable design standards per Table 30.56.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced side setback for accessory structures; and 2) reduced separation between structures in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Castleberry Lane, 525 feet south of Meikle Lane within Sunrise Manor. CG/sd/ml (For possible action)

RELATED INFORMATION:

APN:

140-21-711-018

USE PERMITS:

1. a. Increase the area of an existing accessory building to 1,421 square feet where an accessory building with a maximum area of 914.5 square feet (50% of the footprint of the primary residence) is permitted (a 55.4% increase).
- b. Increase the cumulative area of all existing accessory buildings to 2,521 square feet where a maximum cumulative area of 1,829 square feet (the footprint of the primary residence) is permitted (a 37.8% increase).
2. Allow wood panel accessory building where accessory structures must be architecturally compatible with the principal building.
3. Waive applicable design standards per Table 30.56 for roof pitch for accessory buildings.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback to zero feet for accessory structures (shed and shade) where 5 feet is the standard (a 100% reduction).
2. Reduce the separation between structures (shade and garage; shade and shed) to 0.5 feet where 6 feet is the standard (a 91.7% reduction).

LAND USE PLAN:

SUNRISE MANOR – RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1802 Castleberry Lane
- Site Acreage: 0.7
- Project Type: Accessory buildings (garage/shade/shed)
- Number of Stories: 1
- Building Height: Up to 16 feet
- Square Feet: 1,421 (garage)/700 (shade)/400 (shed)

Site Plans

The approved plans show 3 existing accessory buildings totaling 2,521 square feet in the rear yard of a 1,829 square foot single family residence. The existing accessory buildings consist of one, 1,421 square foot garage, a 700 square foot shade structure, and a 400 square foot shed structure. Access to the residence is from Castleberry Lane. The single family residence is located on the front half of the parcel, which is the western side of the property and the accessory buildings are located on the rear half which is the eastern portion of the parcel. The garage accessory building complies with all setback requirements; however, the shade and shed accessory buildings do not comply with the side setback which is shown at zero feet. Additionally, the accessory structures (shade to shed; and garage to shade) do not meet the separation requirements of 6 feet.

Landscaping

There are existing mature trees within the front, side, and rear of the residence that help screen the accessory buildings from the street. There is no proposed or required additional landscaping required with this request.

Elevations

The existing residence is constructed of split log siding and a shingle roof. The submitted plans show a 1 story, 16 foot high garage building constructed of exposed CMU blocks with a roll-up door, a regular door, and 2 windows in the front elevation (west). The roof is made of asphalt and sheathing roofing materials. The plans also show an existing 14 foot high shed structure constructed of wood, with a door and window on the east elevation and another window on the south elevation. Additionally, there is a 14 foot high metal shade structure used to provide shade to animals (horses). The shade structure is half open on 3 sides (east, west, and south) with 3 poles and metal bars to protect the animals from getting out of the shade structure.

Floor Plans

The plans show a 1,421 square foot garage building with 1 roll-up door and a regular door on the west elevation. The 700 square foot shade structure is half way open with a roof cover to provide shade for the animals (horses). The 400 square foot shed is used for storage.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0217-16 (ET-0069-17):

Current Planning

- Until May 17, 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.

Listed below are the approved conditions for UC-0217-16:

Current Planning

- 1 year to complete with any extension of time to be a public hearing.
- 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.

Building/Fire Prevention

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

Applicant's Justification

The applicant states that due to unforeseen circumstances they were not able to complete the permitting process in the time allotted. Plans have been submitted to the building department and have been reviewed. They are in the process of providing corrections to them and are expecting permits in the near future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0217-16 (ET-0069-17)	First extension of time on a use permit for accessory structures	Approved by PC	July 2017
UC-0217-16	Allowed an increase in area of an accessory structure and reduced side setbacks	Approved by PC	May 2016

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	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

Title 30 standards of approval for an extension of time state that 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 last extension of time, the applicant has applied for a building permit (BD18-15853) and is in the process of providing corrections to the Building Department. Since the applicant has made some progress, staff can recommend approval for an additional year.

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 May 17, 2019 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES TURNER

CONTACT: LINDA & MICHAEL MICHELL, 3813 SILVER RIVER STREET, LAS VEGAS, NV 89156

11/20/18 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

HOLLYWOOD BVLD/TROPICAL PRK WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-18-400218 (UC-0458-16) -HARSCH INVESTMENT PPTYS, LLC.

USE PERMIT FIRST EXTENSION OF TIME for a distribution center in an M-2 zone.
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk along an arterial street.

DESIGN REVIEW for a proposed office/warehouse and distribution building on 9.4 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the west side of Hollywood Boulevard, 330 feet north of Tropical Parkway within Sunrise Manor. MK/sd/ml (For possible action)

RELATED INFORMATION:

APN:

123-27-601-005 & 007

WAIVER OF DEVELOPMENT STANDARDS:

Allow an attached sidewalk along an arterial street (Hollywood Boulevard) where a detached sidewalk is required for sites that exceed 300 linear feet per Figure 30.64-17 or 18.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Project Type: Office/warehouse and distribution center
- Number of Stories: 1
- Building Height: 36
- Square Feet: 166,950
- Parking Required/Provided: 146/235

Site Plans

The approved plans depict a single story, 166,950 square foot building located near the center of the property. The front of the building is set back 162 feet from Hollywood Boulevard to the east. The interior setbacks are shown at 153 feet from the west (rear) property line, and 60 feet from the north and south (side) property lines. The truck loading areas are located on the east and west sides of the building with access from Hollywood Boulevard. The loading docks are screened from public view by a 15 foot wide landscape element along the public street frontage. A total of 235 parking spaces are provided where 146 spaces are required. The main parking lot is located on the east side of the building with additional employee parking along the perimeter of the site.

Landscaping

The street landscape buffer along Hollywood Boulevard is shown at 15 feet in width and consists of trees shown at 30 feet on center with 50% groundcover and shrubs behind an attached 5 foot wide sidewalk. Interior to the site, landscaping is distributed throughout the parking lots and around portions of the building footprint.

Elevations

The 36 foot high building has a contemporary architectural design consisting of painted concrete tilt-up walls with metal beam canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The loading dock area will be located on the east and west sides of the building and screened from public view by a 15 wide landscape element along Hollywood Boulevard.

Floor Plans

The plans depict a 166,950 square foot distribution/warehouse shell with a main entry area and 6 offices.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0458-16:

Current Planning

- Overhead doors to have a painted finish to match the color scheme of the building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit in M-2 zone; a substantial change in circumstances 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Applicant's Justification

The applicant is requesting an extension of time due to ongoing improvements to storm drainage and road design from the City of North Las Vegas, along Hollywood Boulevard, which has delayed the start of construction until spring 2019. The City of North Las Vegas has recently awarded the project and phase 1 began in September 2018 with a completion date in approximately 180 days. The drainage study required of the applicant has been submitted to the County, however, the County will not grant approval until those ongoing improvements by City of North Las Vegas are substantially completed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0458-16	Distribution center in an M-2 Zone with a waiver of development standards for an attached sidewalk and design review for proposed warehouse and distribution center	Approved by PC	August 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Industrial	M-2	Undeveloped
South	Industrial	M-2	Outside storage
East	Industrial	M-1 & M-2	Industrial complex; outside storage site

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 for an extension of time 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 parcel, or a change in the laws or policies affecting the subject property. According to County records, the applicant has commenced with this project with submission of both traffic and drainage studies. In addition, they have also applied for off-site permits that were issued by the County. The applicant is requesting an extension of time due to the

ongoing improvements to both storm drainage and road design along Hollywood Boulevard, which are being done by the City of North Las Vegas. Staff can support this extension of time request for an additional two years.

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 August 16, 2020 to complete.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit in M-2 zone; a substantial change in circumstances 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:

APPROVALS:

PROTESTS:

APPLICANT: HARSCH INVESTMENT PROPERTIES, LLC

CONTACT: JENNIFER KIMURA, VLMK ENGINEERING & DESIGN, 3933 SW KELLY AVENUE, PORTLAND, OR 97239

11/20/18 PC AGENDA SHEET

WATER COMMITMENT
(TITLE 30)

PALM ST/OLIVE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0758-HAREL, TAL:

WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on 0.16 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Palm Street, 275 feet north of Olive Street within Sunrise Manor. CG/dg/ml (For possible action)

RELATED INFORMATION:

APN:

161-06-110-135

WAIVER OF DEVELOPMENT STANDARDS:

Waive the connection to a public water service where required per Chapter 30.52.

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N22 Palm Street
- Site Acreage: 0.16
- Number of Lots: 2
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size: 3,366 square feet (gross and net)/3,369 square feet (gross and net)
- Project Type: Minor subdivision map

Site Plan

A minor subdivision map (MSM-17-600104) is currently in the preliminary review phase of the mapping process with the Clark County Mapping Team. The minor subdivision will divide an existing undeveloped lot into 2 proposed lots when recorded. This application is to waive the public water service for 1 of the proposed lots as required by the minor subdivision mapping process.

Applicant's Justification

The applicant indicates that the minor subdivision map, with the 2 proposed lots, is intended for future construction of affordable housing. The applicant further states the justification for not connecting to public water for 1 of the lots is that the future lot is not going to be developed anytime soon and the connection will occur at the time that the lot is ready to be developed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0197	Waived drainage study and full off-site improvements in conjunction with a minor subdivision map	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac)	R-4	Multiple family residential
East & South	Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family residential
West	Sunrise Manor - Residential High (8 du/ac to 18 du/ac)	C-P	Office complex

Related Applications

Application Number	Request
MSM-17-600104	A minor subdivision map for 2 lots is currently in process.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

According to Title 30, water service shall be provided to all developments when the development is within 1,250 feet of a public water line. Due to the location of this site, water service is required at the time of development, which includes the parcel map process. If the water commitment is not completed, the applicant could defer the process and associated costs to future owners/developers of the site. Therefore, staff does not support the waiver of development standards to not connect to public water service.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a notation must be included on the corresponding map indicating that provisions for water supply have not been made for certain lots, and there is no guarantee that adequate water supply will be available to serve the lots; 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 Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAL HAREL

CONTACT: TAL HAREL, HAREL PLUMBING, 7775 PLACID STREET, LAS VEGAS, NV
89123

11/20/18 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

LINN LN/JACKIE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0767-CRADDOCK, ROBERT & LOUISE, ET AL:

WAIVER OF DEVELOPMENT STANDARDS for increased height of a proposed accessory structure (storage building) in conjunction with an existing residence on 0.3 acres in R-1 (Single Family Residential) Zone.

Generally located on the northeast corner of Linn Lane and Jackie Drive within Sunrise Manor. CG/mk/ml (For possible action)

RELATED INFORMATION:

APN:

140-21-801-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height of an accessory structure (storage) to 16 feet where 14 feet is the standard per Table 30.40-1 (a 14.3% increase).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1760 Linn Lane
- Site Acreage: 0.3
- Project Type: Accessory structure (storage)
- Number of Stories: 1
- Building Height: 16 feet
- Square Feet: 750 (proposed storage)/2,658 (residence)

Site Plans

The plans show a 2,658 square foot existing residence fronting Linn Lane and a 750 square foot proposed accessory structure (storage building) located on the northeast corner of the site. The accessory structure is set back 8 feet from the north property line, 8 feet from the east property line, and 10 feet from the existing residence.

Landscaping

The aerial photos show existing mature landscaping in the front (west), rear (east) and side (north) of the existing house. There are no changes proposed or required with this application.

Elevations

The plans show an approximate 16 foot high pre-manufactured accessory building constructed of galvanized sheet steel. The proposed building is an arch/dome shaped structure that is not compatible with the single family residence, which is constructed of stucco finish with a composite shingle roof. The accessory building will be located at the rear of the site and buffered by mature trees.

Floor Plans

The 750 square foot storage building will be open storage area.

Applicant's Justification

The applicant states that the proposed accessory structure is a pre-fabricated steel building with a height of 15 feet 8 inches. The building is located at the rear of the site and partially visible from the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0672-15	Reclassified the subject parcel and the parcel to the east to an R-1 zone	Approved by BCC	November 2015
MSM-0042-15	Preliminary review of a minor parcel map subdivision to subdivide the subject parcel into 2 lots	Approved Administratively	June 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential development
South	Residential Suburban (up to 8 du/ac)	R-D & R-1	Single family residential development.
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential development.

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 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 proposed storage building is located at the rear side (northeast corner) of the property and partially buffered by the main residence. There is a fence on the side (north) of the residence with some landscaping, which will minimize the visibility of the storage building. The storage building meets all other Code requirements and staff does not anticipate any negative impacts on the adjacent neighborhood. Therefore, 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 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 Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAY CRADDOCK

CONTACT: JAY CRADDOCK, 1760 LINN LANE, LAS VEGAS, NV 89156

11/20/18 BCC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

OWENS AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-18-400223 (NZC-0171-08)-EDBON, LLC & HANSON D A D TRUST:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a maximum of 96 units; and 2) turn the building on the northwest corner of the site so it is oriented north/south instead of east/west in conjunction with a proposed multiple family residential development on 3.7 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the northwest corner of Owens Avenue and Walnut Road within Sunrise Manor. LW/mk/ml (For possible action)

RELATED INFORMATION:

APN:

140-19-403-001

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Number of Lots/Units: 108
- Density (du/ac): 21.6
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): Up to 35

History & Site Plan

The previously approved site plan associated with NZC-0171-08 consisted of 6 multi-family buildings on 5 gross acres of land with access to the site from Walnut Road and Owens Avenue. The Board of County Commissioners (BCC) restricted the number of units to 96 as well as required 1 of the buildings on the northwestern portion of the site to be oriented in a north/south direction rather than the east/west orientation as proposed. In May of 2009 a new applicant submitted a land use application (DR-0209-09) for a different design, which included a waiver of conditions for the number of units and was approved with a maximum of 108 units; however, the

application expired. The property is under a different ownership and the applicant is requesting to waive the same condition to the restriction on the number of units from the original zone change.

Previous Conditions of Approval

Listed below are the approved conditions for DR-0209-09:

Current Planning

- Maximum of 108 units;
- Eliminate the north 3 spaces of each row of parking spaces located between the pool and club house and the residential building to the west, with the area to be added as recreational area (park and play area);
- Provide a pedestrian walkway along the north side of the parking area located between the pool and club house and the residential building to the west;
- Provide amenities within the park and play area such as, but not limited to, BBQ pits, benches, playground equipment, basketball court, or other active recreational uses;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; any significant changes in plan, design, increase in density, or reduction of amenities will require a design review as a public hearing per NZC-0171-08; and that this application must commence within 2 years of approval date or it will expire.

Listed below are the approved conditions for NZC-0171-08:

Current Planning

- Turn the building on the northwest corner of the site so it is oriented north/south instead of east/west;
- Maximum of 96 units;
- Design review as a public hearing for sufficient changes in plan, design, or increase in density, or reduction of amenities;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Construct full off-sites;
- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Civil Engineering Division approval;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;

- Detached sidewalks will require the vacation of excess right-of-way and grant necessary easements for utilities, pedestrian access, streetlight, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Applicant's Justification

The applicant states that the requested waiver of conditions was previously approved in May 2009 to have 108 units and would like re-approval of the request for the proposed apartment complex.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0209-09	An apartment complex and a waiver of condition of a zone change (NZN-0171-08) requiring a maximum of 96 units	Approved by BCC	May 2009
NZN-0171-08	Reclassified this site to R-4 zoning for an apartment complex	Approved by BCC	May 2008
ZC-1083-00	Reclassified the eastern portion of the subject parcel from T-C to R-T zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Single family residential development
South	City of Las Vegas	C-1	Commercial development
East	Residential Suburban (up to 8 du/ac)	R-T	Undeveloped parcel
West	Residential High (8 du/ac to 18 du/ac)	R-3	Residential development

Related Applications

Application Number	Request
WS-18-0792	A waiver of development standards to reduce a landscaping area for a proposed multi-family residential development (apartments) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Conditions #1

The original plans for this site were restricted to a maximum of 96 units as was shown on the approved plans for NZN-0171-08, and the number of units was an item of concern with the BCC

since at that time the property master planned Residential Suburban (up to 8 du/ac). Since then the Sunrise Manor Land Use Plan was updated and now designates the property for Residential Urban Center (from 18 du/ac to 32 du/ac). Staff finds that the proposed request is a slight increase in density from the original zone change; however, it is within the planned density and will not have a significant impact to the surrounding community. Therefore, staff has no objection to this request.

Waiver of Conditions #2

The proposed building in question was set back 20 feet from the residential development to the north. While the site design proposed with WS-18-0792 shows buildings oriented east/west, the buildings are set back 58 feet from the property line. In addition the project includes 17,510 square feet of open space, which exceeds the 11,150 square feet of open space provided with the design approved through DR-0209-09, and the 10,800 square feet required by code.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

- Maximum of 108 units.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0579-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHELDON COLEN

CONTACT: SHELDON COLEN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074

11/20/18 BCC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

WALNUT RD/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0792-EDBON, LLC & HANSON D A D TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping area; and 2) reduce the height/setback ratio requirement adjacent to a single family residential development.

DESIGN REVIEWS for the following: 1) multiple family residential development, and 2) alternative parking lot landscaping on 3.7 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the northwest corner of Owens Avenue and Walnut Road within Sunrise Manor. LW/mk/ml (For possible action)

RELATED INFORMATION:

APN:

140-19-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce landscaping adjacent to collector streets (Walnut Road and Owens Avenue) with attached sidewalks to 10 feet where 15 feet is required per Section 30.64.030(1)(2) (a 33% reduction).
2. Reduce the height/setback ratio requirement adjacent to a single family residential development to 58 feet where 87 feet is required per Figure 30.56-10 (a 33.4% reduction).

DESIGN REVIEWS:

1. Multiple family residential development.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7

- Number of Lots/Units: 108
- Density (du/ac): 21.6
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): Up to 35
- Square Feet: 48,624 (Building A)/14,796 (Building B)/49,812 (Building C)/1,000 (Club House)
- Open Space Required/Provided: 10,800/17,510
- Parking Required/Provided: 188/210

Site Plans

The plans depict a proposed apartment complex consisting of 3 buildings, and a club house, with a total of 108 dwelling units and a gross density of 21.6 units per acre. The plans show the 3 buildings will be located as follows: Building A is located on the north side of the property, 58 feet from the north property line. Building B and C are located on the south side of the property parallel to Owens Avenue and are set back 20 feet from the southern property line. The proposed club house with a pool area is located on the east side of the property and 80 feet from Walnut Road. The plans also show trash enclosures on the east side of Building C, northwest corner of the club house and pool area, and west side of Building A. The plans indicate 17,510 square feet of open space is provided where 10,800 square feet of open space is required. The open space areas are provided in terms of a pool area, play area, dog area and artificial turf, and patio areas around the buildings. The plans show 210 parking spaces provided where 188 spaces are required. Parking spaces are located along the north, east, west property lines and between the buildings. The plans also show 24 foot wide driveways between the buildings and on the north side of the site. Pedestrian walkways are shown around the building connecting to the club house, dog area, play area, trash areas and to the sidewalks along Owens Avenue and Walnut Road. Additionally, bike racks are shown in the front of the club house. Access to the proposed apartment complex will be from 2 driveways: 1 driveway access is shown on the northeast corner of the property along Walnut Road; and the second driveway access is on the southwest corner of Owens Avenue.

Landscaping

The plans depict a 6 foot wide landscape buffer with more trees than required per Figure 30.64-N along the north property line adjacent to an existing single family development. The landscaping plan also shows 10 foot wide landscape areas behind the attached sidewalks along Walnut Road and Owens Avenue. This request includes waivers to reduce the width of the required 15 foot landscape areas along Owens Avenue and Walnut Road. The plans also show alternative parking lot landscaping by providing a landscape finger for every 10 parking spaces; however, the required number of trees will be provided in other areas of the development.

Elevations

The plans depict 3 apartment buildings and a club house with a contemporary architectural style. Each building will be 3 stories with various building elevations of up to a maximum height of 35 feet. Building materials will include but are not limited to stucco finish, tube steel guardrails at all balconies, vinyl windows, and glass doors. The 17 foot high club house will also have stucco

finish, storefront glazing system, solid wood core door with a parapet roof. The buildings will have the following color paints: Rock Candy, Fashionable Gray, Extra White and Perle Noir. The parking lot will be illuminated by down-light posts to eliminate any light pollution outside of the site. Additionally, wall mounted lighting is provided along the perimeter of the buildings to illuminate the pedestrian walkways.

Floor Plans

The plans show 3 apartment buildings as follows: Building A is approximately 16,208 square feet per floor for a total of 48,624 square feet; Building B is approximately 4,932 square feet per floor for a total of 14,796 square feet; Building C is approximately 16,604 per floor for a total of 49,812 square feet; and a club house is 1,000 square feet. The proposed 108 units will consist of 12, one bedroom units, 78, two bedroom units, and 18, three bedroom units. The typical floor area for a 1 bedroom unit is 859 square feet, a 2 bedroom unit is 1,035 square feet, and the 3 bedroom unit is 1,233 square feet. Additionally, the plans show a one story 1,000 square foot club house building consisting of offices, gym, lounge, breakroom, and restrooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the proposed project is designed to provide a contemporary apartment complex with well-designed buildings. The applicant states that these apartment buildings will help supply the high housing demand in this growing community, and complement the existing residential area. Further, the applicant believes the proposed landscaping will provide an adequate buffer and the street landscaping is consistent with the surrounding development.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0209-09	An apartment complex and a waiver of conditions of a zone change (NZC-0171-08) requiring a maximum of 96 units	Approved by BCC	May 2009
NZC-0171-08	Reclassified this site to R-4 zoning for an apartment complex	Approved by BCC	May 2008
ZC-1083-00	Reclassified the eastern portion of the subject parcel from T-C to R-T zoning per adoption of Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Single family residential development
South	City of Las Vegas	C-1	Commercial development
East	Residential Suburban (up to 8 du/ac)	R-T	Undeveloped parcel
West	Residential High (8 du/ac to 18 du/ac)	R-3	Residential development

Related Applications

Application Number	Request
WC-18-400223 (NZC-0171-08)	A waiver of conditions of a zone change requiring a maximum of 96 units and 1 building to be oriented north/south is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 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.

Waiver of Development Standards #1

The requested waiver for reduced landscape width along Owens Avenue and Walnut Road should not have a significant impact on the surrounding area since the surrounding properties have similar or less width of landscape area, and some properties do not have landscaping along the street. The proposed 10 foot wide landscape areas are sufficient and exceeds the number of trees and shrubs to enhance and beautify the area. Therefore, staff supports the request.

Waiver of Development Standards #2

The requested waiver to the height/setback ratio requirement adjacent to a single-family residential use is needed due to the landscaping buffer along the north property line. An option to 3:1 height/setback requirement allow buildings which are no greater than 35 feet to be set back from the property line 20 feet, if an intense landscape buffer per Figure 30.64-12 is provided. The applicant has proposed the required number of trees within 2 rows, but within a 6 foot strip, not 10 feet as required. Although the applicant has proposed the required number of trees per Figure 30.64-12, staff is concerned that the 6 foot landscape strip is not viable for that number of trees. Staff cannot support this request.

Design Reviews

The site was previously approved for a similar number of apartment units; however, the applications expired. The proposed apartment complex consists of unique buildings with a contemporary architectural style which will complement the existing developments and enhance the area. However, since staff does not support waiver #2 to reduce the 3:1 height/setback requirement, staff cannot support the design reviews.

Staff Recommendation

Approval of waiver of development standards #1; and denial of waiver of development standards #2 and the design review. Approval is contingent upon approval of (NZN-0171-08) WC-18-400223.

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

If approved:

- Maximum of 108 units;
- Provide amenities within the play/open space areas such as, but not limited to, BBQ pits, benches, playground equipment, or other active recreational uses;
- 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 the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Accommodate existing trail crossing at the southwest corner of project;
- Driveways to be constructed per Uniform County Standard 222.1.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0579-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHELDON COLEN

CONTACT: SHELDON COLEN, SCA DESIGN, 2580 SAINT ROSE PARKWAY,
HENDERSON, NV 89074

DRAFT

11/20/18 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

GLEN AVE/US HWY 95

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0751-AVILA, JOSE M.:

ZONE CHANGE to reclassify 1.8 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

DESIGN REVIEW for a proposed office/warehouse development in the MUD-2 Overlay District.

Generally located on the southeast corner of Glen Avenue and west side of U.S Highway 95 within Sunrise Manor (description on file). CG/mk/ml (For possible action)

RELATED INFORMATION:

APN:
161-07-103-013

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3795 Glen Avenue
- Site Acreage: 1.8
- Project Type: Office/warehouse development
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 14,625 (total); 5,850 (office); 8,775 (3 warehouses)
- Parking Required/Provided: 23/23

Site Plans

The plans depict a proposed office/warehouse development consisting of 4 buildings on a 1.8 acre site. The 2 southernmost warehouse buildings will be developed as part of Phase II. The northern buildings, consisting of a main office building and a warehouse (south of the main building) are part of Phase I. The buildings are located on the western side of the site, 5 feet from the west property line with drive aisle on the eastern sides of the buildings. A trash enclosure is shown on the southeastern corner of the site. The plans show a circular driveway with (entrance and exit) access points from Glen Avenue and Sandhill Road with 26 foot wide gates. The gates are set back 20 feet from back of the sidewalk. Parking is located in the front

of the main building as well as parallel parking along the eastern property line. Additionally, the plans show a 5 foot wide pedestrian walk connecting from the sidewalk on Glen Avenue to the main building (office). The plans also show a bicycle rack area between the office and warehouse buildings.

Landscaping

The plans depict a 15 foot wide landscape area along Glen Avenue behind the attached sidewalk. Additionally, the plans show landscape fingers between 2 parking spaces along the eastern property line. The plans also show landscaping on the east side of the property adjacent to US Highway 95. The landscape will include, but is not limited to, Arizona Cypress, Italian Cypress, and Lavenders.

Elevations

The plans show 3 warehouse buildings with varying heights between 20 feet and 24 feet and will be constructed of steel structure and covered with cement finish. The 26 foot high office building also has roof variations and is constructed of CMU with stucco finish and moldings, colored aluminum windows, and storefront doors. The site will be enclosed by a 6 foot high block wall, with 8 foot high gates along Sandhill Road and Glen Avenue.

Floor Plans

The plans show 3 warehouse buildings totaling 8,775 square feet and 1 office building with 5,850 square feet of office areas.

Signage

Signage is not part of this application.

Applicant's Justification

The applicant states that they are planning to open a granite/stone manufacturing business. The applicant's family has been working in the field for many years and now they have an opportunity to open the business on their own site. The facility will provide 25 stable jobs in the area and bring a cutting edge team to the stone business. The proposed building will be modern and will improve the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0431-09	Digital face conversion of an existing off-premises sign (billboard)	Approved Administratively	April 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial development
East	Commercial General	C-2	US Highway 95
West	Business and Design/Research Park	C-2 & M-D	Approved for office/warehouse development
South	Public Facility	P-F & R-E	Drainage Channel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Sunrise Manor Land Use Plan with a proposed use that is consistent with the Business and Design/Research Park land use category as well as adjacent and approved office/warehouse uses to the west of the subject site. Therefore, staff can support this request.

Design Review

Staff finds the proposed development is compatible with the adjacent and approved developments in the area. The site design meets Code standards and is consistent with the approved and existing land uses in the immediate area. The plans depict a proposed office/warehouse in compliance with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns. Staff finds the proposed development and intended use are consistent with the anticipated and planned uses in the Business and Design/Research Park land use designation; therefore, 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

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on Phase II development and any substantial changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Coordinate with Public Works the dedication of a portion of right-of-way for the flood channel adjacent to the south of this project.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans; the Developer is required to meet with CCWRD; there are existing public 18 inch sanitary sewer lines on the property; to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement; CCWRD must have 24 hour access to maintain public sewer lines; to propose relocation of the public sewer at the applicant's expense, maintaining flow capacity and meeting all CCWRD design standards; that during construction, service to existing CCWRD customers shall be maintained; and that vacation of the existing easements shall not occur until the CCWRD has accepted the rerouted public sanitary sewers.

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

APPLICANT: RIO STONE TILE, LLC

CONTACT: AL VELASCO, 2120 RAMROD AVENUE #1317, HENDERSON, NV 89014