



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 13, 2020

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Beatriz Martinez at 702-455-0560 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Max Carter – Chair Paul Thomas-Member
 Alexandria Malone- Vice-Chair Briceida Castro-Member
 Earl Barbeau-Member

Secretary: Jill Leiva, 702-334-6892

County Liaison: Kelly Benavidez, Beatriz Martinez

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of January 30, 2020 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

IV. Approval of Agenda for February 13, 2020 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items:

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

VI. Planning & Zoning

03/03/20 PC

1. **WS-20-0038-PROLOGIS, LP:**

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping in conjunction with an approved distribution center and parking lot on 62.9 acres in an M-1 (Light Manufacturing) (AE-75 & AE-80) Zone. Generally located on the northwest side of Las Vegas Boulevard North and the west side of Hollywood Boulevard (alignment) within Sunrise Manor. MK/pb/jd (For possible action)

2. **TM-19-500267-BWNV, LLC:**

TENTATIVE MAP consisting of 1 lot on 6.3 acres in an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone. Generally located on the south side of Las Vegas Boulevard North, 220 feet west of Lamb Boulevard within Sunrise Manor. LW/md/jd (For possible action)

3. **ZC-19-1005-BWNV, LLC:**

ZONE CHANGE to reclassify 5.9 acres from R-T (Manufactured Home Residential) (AE-70, AE-75 & APZ-2) Zone to M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone.

USE PERMIT to permit vehicle repair in the APZ-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** waive off-site improvements (curb, gutter, sidewalk, street lights).

DESIGN REVIEW for a vehicle repair facility with accessory outside storage on a portion of 5.9 acres. Generally located on the south side of Las Vegas Boulevard North, 220 feet west of Lamb Boulevard within Sunrise Manor (description on file). LW/md/jd (For possible action)

VII. General Business: None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: February 27, 2020

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142

Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156

Parkdale Community Center 3200 Ferndale LV NV 89121

Sunrise Library 5400 Harris Ave. LV NV 89110

<http://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

January 30, 2020

MINUTES

Board Members:	Max Carter – Chair – Present Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Greg Cervan
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Kelly Benavidez	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.
- II. Public Comment: Ms. Castro assured Mr. Seip mentioned that there was a planning meeting and that item 36 might make changes to title 30.
- III. Approval of January 16, 2020 Minutes

Moved by: Ms. Malone
Action: Approved
Vote: 5-0 Unanimous
- IV. Approval of Agenda for January 30, 2020

Moved by: Ms. Castro
Action: Approved
Vote: 5-0/Unanimous
- V. Informational Items: Ms. Martinez reminded the board member that the Town board training is on February 8, 2020 8am-12pm at the Water District.

VI. Planning & Zoning

02/18/20 PC

1. **UC-20-0008-DIAMOND CREEK HOLDINGS LLC, SERIES 17:**
USE PERMITS for the following: **1)** vehicle paint/body shop; **2)** reduce vehicle paint/body shop separation to a residential use; and **3)** reduce vehicle repair separation to a residential use.
DESIGN REVIEW for a vehicle paint/body shop with vehicle repair and vehicle sales on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/lm/jd (For possible action) **02/18/20 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

02/19/20 BCC

2. **UC-19-0992-GONZALEZ, ISRAEL:**
USE PERMITS for the following: **1)** tire sales and installation; **2)** setback to residential use; and **3)** screening for roll-up doors.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; and **3)** modified driveway design standards.
DESIGN REVIEW for a tire sales and installation with associated structure on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, approximately 750 feet west of Sloan Lane within Sunrise Manor. TS/bb/jd (For possible action) **02/19/20 BCC**
Moved by: Ms. Castro
Action: Approved with staff conditions
Vote: 4-1
3. **ZC-19-0995-AVENDANO'S PROPERTY DEVELOPMENT, INC:**
ZONE CHANGE to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a single family residential development on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Welter Avenue and on the east side of Walnut Road within Sunrise Manor (description on file). TS/al/jd (For possible action) **02/19/20 BCC**
Moved by: Mr. Thomas
Action: Denied
Vote: 5-0/Unanimous
4. **ZC-20-0001-LINCOLN CECILE, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-75, AE-80 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a distribution center. Generally located on the east side of Lincoln Road, 960 feet south of Cheyenne Avenue within Sunrise Manor (description on file). LW/al/ja (For possible action) **02/19/20 BCC**

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

VII. General Business:

VIII. Public Comment: Mr. Seip commented that there are new cameras at the Smiths on Nellis. He also mentioned that the lights Sahara & Hollywood will become operational soon. Ms. Malone mentioned that the NE Command will be having their 1st Tuesday monthly meeting and the topic will be the Shot Spotter. Mr. Barbeau mentioned that it would be nice to have more info., maps data etc.. on the application items. Ms. Castro commented that on her walk/runs along Washington and Nellis she noticed that there are no trashcans. Mr. Martinez told her that they have had trouble in the past with vandalism to the cans.

IX. Next Meeting Date: The next regular meeting will be February 13, 2020

X. Adjournment

The meeting was adjourned at 7:19 p.m.

DRAFT

DISTRIBUTION CENTER
(TITLE 30)

LAS VEGAS BLVD N/HOLLYWOOD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0038-PROLOGIS, LP:

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping in conjunction with an approved distribution center and parking lot on 62.9 acres in an M-1 (Light Manufacturing) (AE-75 & AE-80) Zone.

Generally located on the northwest side of Las Vegas Boulevard North and the west side of Hollywood Boulevard (alignment) within Sunrise Manor. MK/pb/jd (For possible action)

RELATED INFORMATION:

APN:

123-34-601-001; 123-34-701-001

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot wide landscaping area adjacent to the property line/right-of-way line along Las Vegas Boulevard North where a 15 foot wide landscape area is required per Section 36.64.030.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 59.9 (approved distribution center)/3 (approved parking lot)
- Project Type: Distribution center and parking lot
- Parking Required/Provided: 897/1,000

History

Several land use applications have been approved on this site to allow a distribution center with a future shopping center that has evolved into a distribution center and parking lot. The most recently approved plans depict a distribution center on the northern 59.9 acres of the site and parking lot on the southwestern 3 acres of the site. The parking lot was separated from the distribution center by a landscape area. In the course of modifying the uses on the site and finalizing the plans, the landscape area depicted along Las Vegas Boulevard North was reduced from 15 feet wide to 10 feet wide. The purpose of this request is to approve alternative landscaping along Las Vegas Boulevard North.

Site Plans

The plans depict an approved 1,314,171 square foot distribution center consisting of 3 buildings located on the northern 59.9 acres of the site and a proposed parking lot located on the southwestern 3 acres of the site. The parking lot will have access to Mt. Hood Street via a previously approved driveway. There is no shared vehicular access with the distribution center but pedestrian access is provided between the proposed parking lot and the approved distribution center. The distribution center will have 1 driveway access on Las Vegas Boulevard North, 2 on Mt. Hood Street, and 5 on Howdy Wells Avenue which were approved with a previous land use application. No changes are proposed for the building floor plans, elevations, building locations, and drive aisle.

Landscaping

A 10 foot wide landscape area is located along the southeastern property line adjacent to Las Vegas Boulevard North where a 15 foot wide landscape area is required. An additional 32 foot wide landscape area with a detached sidewalk is located in the Las Vegas Boulevard North NDOT right-of-way. A 15 foot wide landscape area with a detached sidewalk is located along Mt Hood Street and Howdy Wells Avenue. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover. No changes are proposed to the other previously approved landscape areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates all other landscape areas on the site meet or exceed Title 30 requirements and the landscaping in the Las Vegas Boulevard North right-of-way meets the intent of County codes and policies.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0619	Distribution center and parking lot	Approved by BCC	October 2019
WS-18-0904	Distribution center with a waiver for increased building height	Approved by BCC	January 2019
WC-18-400245 (WS-18-0568)	Waived conditions requiring no building or sign above 45 feet in the flight path with a previously approved distribution center	Approved by BCC	January 2019
TM-18-500217	Single industrial lot	Approved by BCC	January 2019
WS-18-0568	Reduced the departure distance from the driveway and the throat depths of multiple driveways on the site for a distribution center	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0381-08	Reclassified the southern parcel (123-34-701-001) from R-U & H-2 to M-1 zoning for a freight terminal	Approved by BCC	May 2008
ZC-0631-07	Reclassified the northern parcel (123-34-601-001) from R-U & H-2 to M-1 zoning for a distribution center	Approved by BCC	July 2007
ZC-1814-03	County sponsored zone change to add the appropriate airport environs sub-district designation (AE-65, AE-70, AE-75, & AE-80) to this site and other parcels within Sunrise Manor and unincorporated northeast Clark County	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Engineering training facility
South & East*	Nellis Air Force Base	H-2, M-1, & P-F	Nellis Air Force Base & undeveloped
West	Industrial	M-1, R-U, & H-2	Undeveloped

* The Las Vegas Motor Speedway is located to the northeast.

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.

The 10 foot wide landscape area provided along Las Vegas Boulevard North exceeds the amount of landscaping provided on other sites in this area adjacent to Las Vegas Boulevard North. Furthermore, there is a 32 foot wide landscape area with a detached sidewalk within the NDOT right-of-way for Las Vegas Boulevard North. The other landscaping provided along the perimeter of the site and in landscape island fingers within the parking lot is in compliance with Code and Urban Specific Policy 13 of the Comprehensive Master Plan which encourages providing and maintaining drought-tolerant landscape design techniques in new developments and for retrofitting older areas; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TREASEA WOLF
CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S LAS VEGAS BOULEVARD #320,
LAS VEGAS, NV 89119



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>1/15/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$ 475.00</u> CHECK #: <u>256737</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y</u> N TRAILS? <u>Y</u> N PFNA? <u>Y</u> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	NAME: <u>Prologis LP</u> ADDRESS: <u>17777 Center Court Dr. N, Ste. 100</u> CITY: <u>Cerritos</u> STATE: <u>CA</u> ZIP: <u>90703</u> TELEPHONE: <u>562-345-9234</u> CELL: _____ E-MAIL: <u>jpierce@prologis.com</u>
	APPLICANT	NAME: <u>Treasea Wolf</u> ADDRESS: <u>6671 Las Vegas Blvd South, Ste 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.786.1830</u> CELL: _____ E-MAIL: <u>treasea.wolf@kimley-horn</u> REF CONTACT ID #: <u>125007</u>
	CORRESPONDENT	NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 123-34-601-001 & 123-34-701-001
 PROPERTY ADDRESS and/or CROSS STREETS: SWC Lv Blvd & Hollywood
 PROJECT DESCRIPTION: industrial park

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

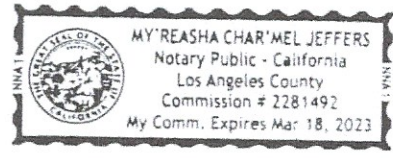
 Property Owner (Signature)*

JOHN PIERCE

 Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON January 8, 2020 (DATE)
 By John M. Pierce
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



January 15, 2020
Project No. 192054000

Via Hand Delivery

Clark County
Current Planning
500 South Grand Central Pkwy.
Las Vegas, Nevada 89155

WS-20-0038

RE: JUSTIFICATION FOR WAIVER OF DEVELOPMENT STANDARDS

To Whom It May Concern:

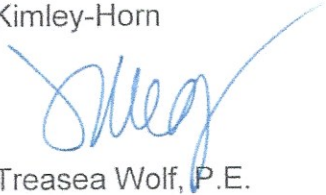
This letter is to provide justification, for the request by Prologis LP, for a waiver of development standards for the 15' landscape buffer along Las Vegas Blvd for the industrial park on APN's 123-34-601-001& 123-34-701-001.

Due to the Right-of-Way for Las Vegas Boulevard being very wide but the street improvements further in, the approved Design Reviews on this project (DR-WS 18-0568 & DR 19-0619) showed the 15' landscaping adjacent to the curb, within NDOT RW and only 10' along the project frontage along Las Vegas Boulevard. This was approved, and it wasn't until building permits submitted that the discrepancy was noticed.

The frontage length along Las Vegas Blvd is 3,000 feet. With 15' of landscaping, that is roughly 45,000 SF. Due to the varying widths along Las Vegas Boulevard on the property, with 10' being the consistent width for the parallel sections, the total area of landscaping provided is roughly 96,800 SF. Since this area is greater than what is required, we feel that the intent of the landscaping along Las Vegas Boulevard is being met along the project frontage as well as the fact that we are also providing 15' of landscaping adjacent to the curb within NDOT RW.

We look forward to working with Current Planning for a favorable recommendation for this waiver. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
Kimley-Horn

A handwritten signature in blue ink, appearing to read 'Meg', with a large, sweeping flourish extending upwards and to the right.

Treasea Wolf, P.E.

HITCHIN' POST
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500267-BWNV, LLC:

TENTATIVE MAP consisting of 1 lot on 6.3 acres in an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone.

Generally located on the south side of Las Vegas Boulevard North, 220 feet west of Lamb Boulevard within Sunrise Manor. LW/md/jd (For possible action)

RELATED INFORMATION:

APN:

140-07-702-003

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3654 Las Vegas Boulevard North
- Site Acreage: 6.3 (gross)/5.9 (net)
- Number of Lots: 1
- Project Type: Vehicle repair facility

The plans depict a 1 lot commercial subdivision consisting of 6.3 acres for a proposed commercial development consisting of a vehicle repair facility. Access to the project site will be granted from Las Vegas Boulevard North.

Landscaping

No street landscaping is proposed along Las Vegas Boulevard North. A landscape area ranging between 23 feet to 28 feet is provided adjacent to an existing 5 foot wide attached sidewalk along Lamb Boulevard. The street landscape area consists of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site consisting of 24 inch box large and medium trees. An 8 foot high CMU block wall is proposed along the west property line adjacent to the recreational vehicle park. An existing 8 foot to 10 foot high wall is located along the east property line, adjacent to the existing mini-warehouse and office/warehouse developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-00	Reclassified the existing manufactured home park from T-C to R-T zoning per Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2 & C-2	Undeveloped & convenience store with gasoline station
South	Business and Design/Research Park	M-D	Office/warehouse
East	Business and Design/Research Park	M-D & C-1	Mini-warehouse, office/warehouse, & undeveloped
West	Business and Design/Research Park	H-2, C-2, & R-E	Recreational vehicle park, motel, & tavern

Related Applications

Application Number	Request
ZC-19-1005	A conforming zone change from R-T to M-D for a vehicle maintenance facility 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**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2020 at 9:00 a.m., 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 Master Plan, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Lamb Boulevard;
- Nevada Department of Transportation approval.

Current Planning Division - Addressing

- No comment.

Building Department - Geotechnical

- The applicant is advised that a fault has been previously mapped on-site; new foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA; the evaluation could result in additional setback distances (no build zones) per SNBCA 1808.10; if, through exploration, the fault location is defined, historically approximated, or if the geotechnical report imposes a no-build zone, then the fault and the minimum setback shall be clearly shown on the grading plan, plot plan and final map; and that no portion of the foundation system shall be constructed within that zone per SNBCA Section 1808.10.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the District's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

APPLICANT: TIM MORENO

CONTACT: TIM MORENO, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>12/30/19</u>	APP. NUMBER: <u>TM-19-500267</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC: <u>SUNRISE MANOR</u>
		ACCEPTED BY: <u>MNO</u>	TAB/CAC MTG DATE: <u>1/30/20</u> TIME: <u>6:30</u>
		FEE: <u>\$750</u>	PC MEETING DATE: <u>-</u>
		CHECK #: <u>114</u>	BCC MEETING DATE: <u>2/19/20 9:00AM</u>
		COMMISSIONER: <u>LW</u>	ZONE / AE / RNP: <u>R-T to M-O / AP2-2</u>
		OVERLAY(S)? <u>NONE</u>	PLANNED LAND USE: <u>SMDDRP AE-70</u>
		TRAILS? <input checked="" type="checkbox"/> <u>N</u> PFNA? <input checked="" type="checkbox"/> <u>N</u>	NOTES: <u>20-19-1005 COMPANION ITEM</u>

PROPERTY OWNER	NAME: <u>BWNV LLC</u>
	ADDRESS: <u>3640 LAS VEGAS BLVD N</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u>
	TELEPHONE: <u>702-497-5947</u> CELL: <u>702-497-5947</u>
	E-MAIL: <u>BRENTC3640@gmail.com</u>

APPLICANT	NAME: <u>Tim S. Moreno / LR Nelson Consulting Engineers</u>
	ADDRESS: <u>6765 W Russell Road Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: <u>-</u>
	E-MAIL: <u>tim.moreno@lrmeng.com</u> REF CONTACT ID #: <u>-</u>

CORRESPONDENT	NAME: <u>Tim S. Moreno / LR Nelson Consulting Engineers</u>
	ADDRESS: <u>6765 W. Russell Road Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: <u>-</u>
	E-MAIL: <u>tim.moreno@lrmeng.com</u> REF CONTACT ID #: <u>-</u>

ASSESSOR'S PARCEL NUMBER(S): 140-07-702-003

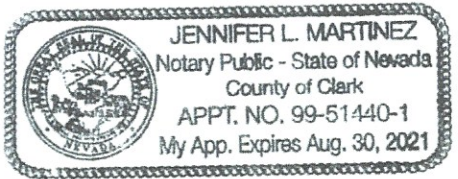
PROPERTY ADDRESS and/or CROSS STREETS: 3654 N Las Vegas Blvd, 89115

TENTATIVE MAP NAME: Hitchin' Post

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 5.88 GROSS/NET DENSITY -

I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

<u>Brent W. Childress</u> Property Owner (Signature)*	<u>Brent W. Childress</u> Property Owner (Print)	
STATE OF <u>Nevada</u>		
COUNTY OF <u>Clark</u>		
SUBSCRIBED AND SWORN BEFORE ME ON <u>November 19 2019</u> (DATE)		
By <u>Brent W. Childress</u>		
NOTARY PUBLIC: <u>Jennifer L. Martinez</u>		



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LARRY R. NELSON, P.E.
President

December 4, 2019

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Attn: **Mark Donohue**
Principal Planner

Ty-19-500267

Subject: Hold Letter for the Tentative Map for Hitchin' Post

Dear Mr. Donohue:

On behalf of our client, BWNV, LLC., we are processing a single lot, 5.88-acre commercial subdivision in northeast Clark County. As companion items, we are filing Design Review and Non-Conforming Zone Change applications.

We respectfully request that the Tentative Map be held to be heard together with the companion items.

If you have any questions, please contact me.

Regards,

L.R. Nelson Consulting Engineers



Timoteo S. Moreno
VP, Civil Department Manager

**PLANNER
COPY**

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, INC.

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC.

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

VEHICLE REPAIR FACILITY
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-1005-BWNV, LLC:

ZONE CHANGE to reclassify 5.9 acres from R-T (Manufactured Home Residential) (AE-70, AE-75 & APZ-2) Zone to M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone.

USE PERMIT to permit vehicle repair in the APZ-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) waive off-site improvements (curb, gutter, sidewalk, street lights).

DESIGN REVIEW for a vehicle repair facility with accessory outside storage on a portion of 5.9 acres.

Generally located on the south side of Las Vegas Boulevard North, 220 feet west of Lamb Boulevard within Sunrise Manor (description on file). LW/md/d (For possible action)

RELATED INFORMATION:

APN:

140-07-702-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping, including the detached sidewalk, along Las Vegas Boulevard North where street landscaping is required per Figure 30.64-17.
2. Waive off-site improvements (curb, gutter, sidewalk, and street lights) along Las Vegas Boulevard North where required per Chapter 30.52.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3654 Las Vegas Boulevard North
- Site Acreage: 5.9
- Project Type: Vehicle repair facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,281 (Buildings A and B)/6,625 (Buildings C and D)
- Parking Required/Provided: 168/217

Request and Residential Impact Statement

The applicant is requesting a conforming zone change from R-T to M-D zoning on a 5.9 acre site. The existing manufactured home park will be redeveloped with a proposed vehicle repair facility consisting of 4 buildings. Per the requirements of the Development Code and the Nevada Revised Statutes, the applicant is required to provide a residential impact statement to the Board of County Commissioners for closure or redevelopment of a manufactured home park. The applicant has submitted the required residential impact statement to staff. As set forth within the Development Code, the Planning Commission is required to provide a recommendation to the Board of County Commissioners for closure or redevelopment of a manufactured home park.

Site Plans

The plans depict a proposed vehicle repair facility located on a 4.8 acre portion of a 5.9 acre site. The subject parcel is triangular shaped with limited street frontage along Las Vegas Boulevard and Lamb Boulevard. The first phase of the development consists of 4 buildings, A through D, with accessory outside storage yards located in the rear of each building. The second phase of the vehicle repair facility, which is not a part of this application, consists of 0.7 acres and is immediately adjacent to an undeveloped H-2 zoned parcel to the north. Buildings A and B are located along the western portion of the site, with a setback of 25 feet from the respective property line. Buildings C and D are located along the eastern portion of the site, with a setback of 25 feet from the respective property line. Access to the site is granted via a single commercial driveway proposed along Las Vegas Boulevard North. An emergency access gate is located at the southeast corner of the project site, adjacent to Lamb Boulevard. The emergency access gate will remain closed at all times and is set back 26 feet from the property line. Five foot wide pedestrian walkways adjacent to the commercial driveway to the facility connect to an existing 6 foot wide asphalt walkway along Las Vegas Boulevard North. An internal network of 5 foot wide pedestrian walkways connect the 4 buildings together within the boundaries of the project site. The required trash enclosures are dispersed through the interior of the facility and 4 bicycle spaces have been provided per Code requirements. The majority of the parking spaces for the repair facility are centrally located within the project site, with minimum visibility from the right-of-way. The proposed vehicle repair facility requires 168 parking spaces where 217 parking spaces are provided. However, upon completing Phase 2 of the development, a total of 216 parking spaces will be required. A residual portion of the project site, consisting of 0.4 acres, is located at the northwestern portion of the project site adjacent to Las Vegas Boulevard North. The applicant has no immediate development plans for this portion of the project site.

Landscaping

No street landscaping is proposed along Las Vegas Boulevard North. A landscape area ranging between 23 feet to 25 feet is provided adjacent to an existing 5 foot wide attached sidewalk along Lamb Boulevard. The street landscape area consists of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site consisting of 24 inch box large and medium trees. An 8 foot high CMU block wall is proposed along the west property line adjacent to the recreational vehicle park. An existing 8 foot to 10 foot high wall is located along the east property line adjacent to the existing mini-warehouse and office/warehouse developments.

Elevations

The plans depict 4 buildings each with a maximum height of 24 feet to the top of the parapet wall. A stucco exterior with decorative CMU banding is featured on the exterior of the buildings, which will be painted with neutral earth tone colors. Decorative tube steel canopies in addition to a scored decorative CMU block exterior are featured at the front entrances to each building. All rooftop mechanical equipment will be screened by the parapet walls.

Floor Plans

Buildings A and B each measure 8,281 square feet and feature 5 tenant spaces within each building. Buildings A and B also feature accessory outside storage yards located in the rear of the repair facility each measuring 6,750 square feet. Buildings C and D each measure 6,625 square feet and feature 4 tenant spaces within each building. Buildings C and D also feature accessory outside storage yards located in the rear of the repair facility each measuring 5,400 square feet. The accessory outside storage areas between each tenant space will be individually separated by a wrought iron security fence. The individual tenant spaces within the buildings each include 2 vehicle repair service bays. The tenant spaces are front loaded with an overhead roll-up door that permits vehicles to enter the service bay areas. Additionally, the tenant spaces include a rear loaded overhead roll-up door permitting vehicles to enter the outside storage yard through the interior of the tenant suites.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a conforming zone change to M-D zoning for a vehicle repair facility. The property is currently zoned R-T with a very low occupancy of manufactured homes making this an opportune time to request more appropriate zoning for the project site. The properties to the south and east consist of concrete tilt-up warehouses. The applicant states the property would be much more appropriately used by a non-residential, lower impact use as a matter of public safety. A waiver of development standards is being requested to eliminate street landscaping along Las Vegas Boulevard North as the northwestern portion of the site is not being developed at this time. The proposed development will have very little visibility from Las Vegas Boulevard and Lamb Boulevard North. The applicant states the buildings and vehicle repair use are appropriate for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-00	Reclassified the existing manufactured home park from T-C to R-T zoning per Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2 & C-2	Undeveloped parcels & convenience store with gasoline station

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	M-D	Office/warehouse
East	Business and Design/Research Park	M-D and C-1	Mini-warehouse, office/warehouse, & undeveloped
West	Business and Design/Research Park	H-2, C-2, & R-E	Recreational vehicle park, motel, & tavern

Related Applications

Application Number	Request
TM-19-500267	A tentative map for a 1 lot commercial subdivision 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

Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcels immediately adjacent to the south and east of the project site are zoned M-D with office/warehouse and mini warehouse developments. The property to the west of the project site includes an existing recreational vehicle park, motel, and a tavern with H-2, C-2 and R-E zoning. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse developments are designed to assure minimal impact on the surrounding areas and land uses. Staff finds that the request for M-D zoning should have minimal to no impact on the surrounding area and land uses; therefore, staff recommends approval.

Use Permit

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 Master 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.

Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents and arriving aircraft. Special use permits are required in the APZ-1 and APZ-2 Overlay Districts to evaluate any impacts or interference the proposed uses may have on the operations of Nellis Air Force Base (NAFB). The use permit application is to ensure compatibility between various land uses and NAFB. According to Title 30, vehicle repair may be appropriate in the APZ-1 and APZ-2 Overlay Districts based on various factors, including labor intensity, height of the structures, structural coverage, explosive characteristics, air pollution, size of establishments, density of people, and peak period concentrations (including

customers/visitors). For the purposes of the APZ-1 and APZ-2 Overlay Districts, the proposed uses will not have a negative impact on NAFB operations; therefore, staff can support this request.

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

Although the applicant is temporarily requesting to waive the street landscaping until the northwest portion of the site is developed along Las Vegas Boulevard North, staff cannot support this request. The required area for street landscaping is less than 100 feet in length. The required landscaping will improve the aesthetics of the street and the surrounding properties. Staff finds the street landscaping should be installed with the initial development, rather than prolonging the installation of the landscaping over an undetermined period of time; therefore, staff recommends denial of this request.

Design Review

Staff finds that the proposed development complies with Commercial Policy 66, which states that commercial development should provide access points on arterial and collector streets and not on local residential streets. Commercial Policy 67 of the Comprehensive Master Plan encourages commercial developments that are compatible with abutting uses through site planning and building design. Staff finds that the proposed development is compatible with the adjacent office/warehouse developments to the south and east. Access to the site is granted through a commercial driveway located along Las Vegas Boulevard North. Staff also finds that the proposed buildings comply with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed buildings consist of contrasting building materials, including a stucco exterior with decorative CMU banding. The proposed development complies with several policies from the Comprehensive Master Plan; therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff does not support any waiver of development standards for full off-site improvements; however, this portion of Las Vegas Boulevard is under the jurisdiction of the Nevada Department of Transportation, who will make the final determination on what off-sites are necessary for Las

Staff Recommendation

Approval of the zone change, use permit, and the design review; denial of waivers of development standards. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 18, 2020 at 9:00 a.m., 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future development;
- No outside repair of vehicles;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- 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 use permit, waivers of development standards, and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements on Lamb Boulevard;
- Nevada Department of Transportation approval.
- Applicant is advised that future development of the portion of the site labeled as "NOT USED" must comply with all codes and standards and future land use applications and shall not use the limited dimensions of the site as justification for waivers as any such issues, need to be addressed with the current application to ensure that a developable parcel remains.

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 #0651-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BWNV LLC
CONTACT: KC CAMIS, KC CAMIS ARCHITECT, 652 MIDDLEGATE SUITE B,
HENDERSON, NV 89011

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>12/30/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$2,875.00</u> CHECK #: <u>1525</u> COMMISSIONER: <u>LW</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>2C-19-1005</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>1/30/20</u> TIME: <u>6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>2/19/20</u> <u>9:00 AM.</u> ZONE / AE / RNP: <u>R-T TO M-O / AE-70</u> PLANNED LAND USE: <u>STABDRP AP2-2</u> NOTIFICATION RADIUS: <u>1,000'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>BWNU LLC</u> ADDRESS: <u>3640 LAS VEGAS BLVD N</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-644-0683</u> FAX: <u>702-644-8359</u> CELL: <u>702-497-5947</u> E-MAIL: <u>-</u>	
	APPLICANT	NAME: <u>BRENT W CHILDRESS</u> ADDRESS: <u>3640 LAS VEGAS BLVD N</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>-</u> FAX: <u>-</u> CELL: <u>brentc3640@gmail.com</u> E-MAIL: <u>-</u>	
	CORRESPONDENT	NAME: <u>KCCAMIS ARCHITECT</u> ADDRESS: <u>652 MIDDLEGATE SUITE B</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89011</u> TELEPHONE: <u>702-262-9473</u> FAX: <u>702-253-1182</u> CELL: <u>-</u> E-MAIL: <u>kccamis@gmail.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 140 07 702.003

PROPERTY ADDRESS and/or CROSS STREETS: 3654 N. LAS VEGAS BLVD

PROJECT DESCRIPTION: PERSONE and INDUSTRIAL PARK

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

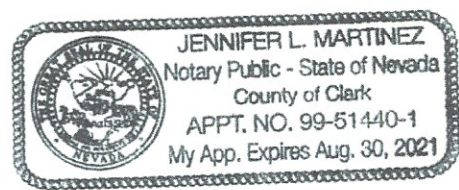
[Signature]
Property Owner (Signature)*

Brent Childress
Property Owner (Print)

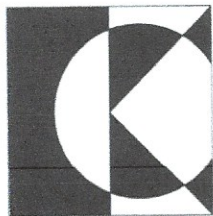
STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 23, 2019 (DATE)
By Brent W Childress

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



KC CAMIS
ARCHITECT

652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473 kccamis@gmail.com

PLANNER
COPY

To: CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING
Attn: to whom it may concern
Re: Hitchin Post Automotive Park

We are requesting consideration on a design review and conforming zone change for an industrial park located on North Las Vegas Blvd. APN 140 07 702 003. The project will consist of (2) 8081 sf buildings and (2) 6625 sf buildings. There would be future plan for phase 2 consisting of (1) 6625 sf building and (1) 1901 sf building. The intended use is automotive repair so each building will be complete with a sand oil separator. We are requesting a special use permit to allow the automotive repair and a Waiver of development standards for alternative landscaping along Las Vegas Boulevard North. That frontage is not being developed at this time. New sidewalk into the development will tie into the existing meandering asphalt path. The buildings will be a mix of Standard, Scored and Fluted CMU. There will be some use of decorative pilasters and lighting as well as a decorative canopy at the entry portion of each anticipated lease space.

The property is currently zoned RT. The area is classified as APZ2 (accident potential zone 2) by Nellis. The property would be much more appropriately used by a non-residential, lower impact use just as a matter of public safety. The properties to the North and East are concrete tilt-up warehouses. An M2 zoning is being sought to allow for the automotive uses. The RT property is currently at very low occupancy making now the opportune time to change to a safer more appropriate zoning as it would have less impact than if the property was fully occupied.

Gated entry and exit would be provided with gates being open during normal business hours. There is a small frontage along Las Vegas Boulevard and that is not being developed at this time. Parking is provided at the required rate for Automotive repair and no waivers are being sought for setbacks or parking. The property has very little visibility from either Las Vegas Boulevard or Lamb. It is the opinion of this office that the buildings and use are very appropriate for the site.

Sincerely
KC Camis, Architect

* M-O ZONING IS BEING REQUESTED
BY APPLICANT → MNO, 12/31/19