



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 27, 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 February 13, 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 27, 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

03/17/20 PC

1. **NZC-20-0065-MORRISON FAMILY TRUST & MORRISON JOHN H II & SUSAN TRS:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** allow an existing attached sidewalk to remain.
DESIGN REVIEW for a senior housing complex. Generally located on the south side of Vegas Valley Drive, 220 feet west of Nellis Boulevard within Sunrise Manor (description on file). TS/jt/jd (For possible action)
2. **UC-20-0071-NEVADA POWER COMPANY:**
USE PERMITS for the following: **1)** a proposed communication tower; **2)** reduce number of arrays; and **3)** reduce the separation from another communication tower.
DESIGN REVIEW for a proposed communication tower and associated equipment in conjunction with an electrical substation on 2.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Treasure Avenue, south of Flamingo Road, and west of Cabana Drive (alignment) within Sunrise Manor. TS/pb/jd (For possible action) **03/17/20 PC**

03/18/20 BCC

3. **ET-20-400003 (WS-0415-10)-DIS & DAT, INC:**
WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME to complete and review the following: **1)** off-site improvements (excluding paving); and **2)** landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/al/ja (For possible action) **03/18/20 BCC**
4. **ZC-20-0066-LAS VEGAS NELLIS BLVD, LLC:**
ZONE CHANGE to reclassify 1.6 acres from H-2 (General Highway Frontage) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the driveway throat depth; and **2)** reduce the driveway approach distance.
DESIGN REVIEW for a hotel on 8.9 acres. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/jor/ja (For possible action)

03/18/20 BCC

5. **ZC-20-0089-INTERAGRO, INC.:**
ZONE CHANGE to reclassify 2.1 acres from H-2 (General Highway Frontage) (AE-70) Zone to M-D (Designed Manufacturing) (AE-70) Zone.
USE PERMITS: for the following: **1)** allow on-premises, consumption of alcohol (tavern); **2)** allow a swap meet; and **3)** allow a banquet facility.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards in conjunction with an existing commercial building. Generally located on the north side of Las Vegas Boulevard North and the east side of Pecos Road within Sunrise Manor (description on file). LW/md/jd (For possible action) **03/18/20 BCC**

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

- VII. General Business: Appoint one member as the TAB's representative to be involved in the update of the county's Comprehensive Master Plan and development code (Title 30).
- 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: March 12, 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

February 13, 2020

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Briceida Castro- PRESENT Planning- Lorna Phegley
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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: None

III. Approval of January 30, 2020 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 4-0 Unanimous

IV. Approval of Agenda for February 13, 2020

Moved by: Ms. Malone

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez informed everyone that Commissioner Segerblom is having a "Meet & Greet" on March 12, 2020 5:30-6:30pm at the Hollywood Rec. Center before the Town Board meeting. Ms. Phegley announced that on March 19th 5-6pm Comprehensive planning/ Title 30 is having a Master Plan update meeting and is asking each Town Advisory Board to send a member to give input at the County Government Center in the Pueblo Room. Ms. Castro mentioned that February 15-19 is the Democratic Party caucusing. For more information: 702-737-8683.

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) **03/03/20 PC**
Moved by: Ms. Malone
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

 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) **03/03/20 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

 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) **03/03/20 PC**
Moved by: Mr. Barbeau
Action: Approved the Zone Change, Use Permit & Design Review. Denied the Waivers of Development Standards 1 & 2
Vote: 4-0/Unanimous
- VII. General Business:
- VIII. Public Comment: Mr. Seip commented that comments for any item that's for action on the agenda can be discussed unless the county wants to say no then "no discussion" can be stated. Mr. Seip also had an attachment .Mr. Barbeau mentioned that he attended the TAB members meeting and that he learned that TAB members can request items to be placed on the agenda. However, it does have to be approved. He said that he thinks things like having security cameras as the parks and all the additional charges on water bills should be items that need to be discussed further.
- IX. Next Meeting Date: The next regular meeting will be February 27, 2020
- X. Adjournment
The meeting was adjourned at 6:55 p.m.

MEMBERS OF THE SUNRISE MANOR TOWN ADVISORY BOARD

I'm handing out a copy of an email to each of you, to the board's secretary and to county liaison. I do want these prepared remarks with this email attached to the minutes of this meeting.

This email was written to Mr. Jeffery Share, the current Director of the county's Department of Finance's, Budget Division. It advances two matters:

The first is another request from me to have access to any guidance that his Division has been provided that would determine the amount of funds left in the manor's fund #2620 as of an ending date of 06/30/2021.

This effort is to reassure me as a manor resident that elected officials, our BCC, have a semblance of awareness and control over the amount of transfers of our manor's ad valorem tax revenue and thus those of all unincorporated town funds.

The second matter is a request to set a precedent for budgeting an expenditure for the acquisition of a Sunrise Manor's town board requested item. In this case, to be reflected for Fund 2620 as a part of the county's 2020-2021 budget. This \$300,000 expenditure would totally be from Sunrise Manor funds which currently contains over \$7 million..

Note that courtesy copies of this email were sent to each of the four BCC districts that influence events within Sunrise Manor.

Although not an afterthought, included was a suggestion that a BCC approved reprogramming of 2019-2020 manor funds would allow acquisition of security camera systems months sooner.

Mr. Share responded to me yesterday evening. He inferred that the Department of Administrative Services lacks any knowledge of this TAB's request for security cameras.

I addressed this and several other matters in my response that I emailed just before I left my home this evening.

Walter Seip

Walter Seip

From: Walter Seip [walterseip@cox.net]
Sent: Tuesday, February 04, 2020 1:01 PM
To: 'Jeff Share'
Cc: 'District E CC'; 'ccdistrib@ClarkCountyNV.gov';
'ccdistribd@ClarkCountyNV.gov'; 'ccdistribg@ClarkCountyNV.gov'
Subject: Fund 2620 Budget Guidance & Acquisition of Security Camera Systems

Jeffery Share, Director, Budget Division, Department of Finance

Mr. Share:

Last October I sent you an email that built upon a meeting in Commissioner Segerblom's office that included my request for access to documents related to the formulation of the annual budget for unincorporated county towns. I obviously concluded that I would get a response. I was wrong.

At the suggestion of the State's local Office of Compliance, I mailed a letter to the State's Department of Taxation requesting similar information. Lamentably, there was no response.

This somewhat lengthy email contains my reiterating request for an ability to view budget preparation guidance as allowed by NRS 354.472. It also contains a specific recommendation for an expenditure for security camera systems to be part of the "restricted" budget for Sunrise Manor – Fund 2620.

During the last part of 2019 I attended five different Clark County unincorporated town advisory board meetings. I waited until the end of the meeting's (2nd) public comment period. Interestingly, in all cases, I was the only non-board related person still in attendance. My comments addressed that town's 2019-2020 budget with emphasis on the lack of any expenses from the funds derived from that town's ad valorem taxes and underscored the fund's multi-million dollar ENDING FUND BALANCE TOTAL.

Using every one of my allowable 180 seconds to read my script,, I also pointed out that the I had sent an email request to you for an opportunity to see the county guidance that changed that fund balance total figure. I also included a statement that I had not received a response to my request. I provided a copy of my comments to each member of the board, the county liaison, and to the board's secretary (to attach to the minutes). Attached was a copy of that town's "restricted" fund. It seems that attachments to meeting minutes is one of very few available avenues for a resident to convey comments to our BCC.

I considered several alternatives to obtain access; such as a follow-up request, or one for a FOIA, or even legal action. I opted to wait until about now as I'm supposing that 2020-2021 budget information for BCC approval is close to being finalized.

Although none of the 24 TAB members I addressed seemed to know anything about its town's budget, they did express varying degrees of interest when I related the county wide aggregated \$71 million. And slightly more interest when I provided the board with that copy of its page in the county budget documenting the bottom line figure for their town and its zero expenditures.

Recall that I have no objection to the dozen town budgets existing or containing what obviously are town funds. The signatures of the county's commissioners confirm our elected representatives approve this budgetary accounting protocol.

Having been labeled a somewhat "bean counter" at the Pentagon, I knew full well that formulation for a next fiscal year budget was the final effort of the 10 year programming process for Federal funds. As I'm sure you know, Federal budget guidance is continuously being provided and often changing.

That brings me again to my request for access to any guidance, County or State, that determines the "bottom line" of an unincorporated town's budget. I want to see that guidance. An acceptable response would be that there has been no guidance. Of course that means that your Budget Division unilaterally makes these determinations. It is possible that you have been given that authority. Seeing or being provided a copy of that authorization would satisfy my request.

THE EXPENDITURE REQUEST FOR SUNRISE MANOR: You may know that I characterize the county's annual effort to comply with NRS 269.590 -- a "charade." Yes; that's the statue directing each TAB to annually submit a request for budget expenditures. I base this largely on the fact that no unincorporated towns' budget ever reflects an expenditure.

Sunrise Manor had a short list of desired items. I'm focusing on one: the boards formal request for security cameras. As the Army proponent for several items of civil works equipment (like fire and refuse trucks), I needed both the number of required items as well as the expected cost for budget preparation. Part of my function was to establish justification and prioritization of the projected figures.

Sunrise Manor's request did neither. But the vast majority of manor folks contacted do agree with the need for cameras. I underscore the support for security cameras from Commissioner Kirkpatrick and from Metro. So much for priority -- it's high.

A determination of the quantity needed has never been made. I do point to County Commissioners recently requiring the use of security cameras as a part of planning and zoning project approval. That installation would be on private property and up to the petitioner.

Often, programming and budgeting quantities are determined by the amount of funds made available. I'm recommending this approach. Costs seem to be in the range of 20-25 thousand dollars per each mobile unit similar to the item wanted by the Sunrise Manor town board. These are GSA published prices with about 10-15 percent added for maintenance, monitoring, and management.

Specific locations are undecided. Priorities seem to favor manor parks, possibly school district playgrounds, and agreeable private locations. This last would include malls -- and I point to one unit recently emplaced by the county on Nellis Plaza (at Stewart).

Since the 2019-2020 Fund 2620's "bottom" line is an approved total of 7,196,003 dollars, I'm suggesting throwing the manor a "bone" in the amount of \$.300,000 -- of its own money.

This would set a precedent (an expenditure appearing on an unincorporated town fund), align with an evolving BCC priority to enhance county resident security, and be in accordance with (per Alex Ortiz) county acquisition guidelines for capital outlays and for services and supplies.

I suggest for Fund 2620; inserting under EXPENDITURES, the label "Acquisition of Security Camera Systems." The quantitative entries would be: in Column (1) ACTUAL PRIOR YEAR ENDING 06/30/2019 – a Subtotal Expenditure reflecting "0" In Column (2) ESTIMATE CURRENT YEAR ENDING 06/30/2020 – a Subtotal Expenditure reflecting "0" And addressing BUDGER YEAR ENDING 06/30/2021; in Column (3) TENTATIVE APPROVED reflecting a Subtotal Expenditure of \$300,000 And in Column (4) FINAL APPROVED (optimistically) the same \$300,000.

Of course, if \$300,000 of the current Fund 2620's \$7 million total was reprogrammed by the BCC – and be reflected in Column (2) -- it would allow acquisition almost a year sooner.

In summary; I'm requesting statutorily allowed access to any county 2020-2021 budget guidance that pertains to "adjusting" unincorporated town ad valorem derived fund balances. And requesting that \$300,000 be budgeted as an expenditure for security camera systems in that same budget's Fund 2620.

Also mentioned was reprogramming the \$300,000 to the current fiscal year to allow sooner acquisition. Of course these camera systems could be purchased using the county's General Fund (1010). Resourcing could be obtained from Fund 1010 or a Schedule T operating transfer from Fund 2620.

Respectfully,

Walter Seip

03/17/20 PC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

VEGAS VALLEY DR/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0065-MORRISON FAMILY TRUST & MORRISON JOHN H II & SUSAN TRS:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.

DESIGN REVIEW for a senior housing complex.

Generally located on the south side of Vegas Valley Drive, 220 feet west of Nellis Boulevard within Sunrise Manor (description on file). IS/jvd (For possible action)

RELATED INFORMATION:

APN:

161-08-710-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 41 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 17% increase).
2. Allow an existing attached sidewalk along Vegas Valley Drive to remain where a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4955 Vegas Valley Drive
- Site Acreage: 2.5
- Number of Units: 70
- Density (du/ac): 28
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 41
- Square Feet: 70,000
- Open Space Required/Provided: 7,000/7,590

- Parking Required/Provided: 70/73

Neighborhood Meeting Summary

A required neighborhood meeting was held on January 22, 2020 at the Hollywood Recreation and Community Services Center. Two neighbors attended the meeting, and no concerns were raised regarding the proposed project.

Site Plans

The site plans depict a proposed "L" shaped senior housing building located along the south and east sides of the site. The building is set back 39 feet from the south property line and 23 feet from the east property line. In addition, a portion of the building is set back 44 feet from the west property line, and a portion of the building is set back 57 feet from the north property line, along Vegas Valley Drive. Ingress and egress to the site is provided by 2 driveways on Vegas Valley Drive. Parking spaces are located in front of the building. Seventy-three spaces are provided where 70 spaces are required, and some of the parking spaces include carports. A porte-cochere is located in the "elbow" of the "L" shaped building and provides a main point of access into the building.

Landscaping

Landscaping along Vegas Valley Drive includes a 15 foot wide landscape strip behind an existing attached sidewalk, a 6 foot high wrought iron fence, and another 12 foot wide landscape strip behind the wrought iron fence. A 55 foot wide landscape area is provided along the west property line, a 39 foot wide landscape strip is provided along the south property line with a meandering walkway and outdoor patio, and a 23 foot wide landscape area is provided along the east property line. A shuffleboard court is provided on the north side of the eastern portion of the building. In addition, landscaping is provided around the ground mounted mechanical equipment to screen the equipment from view in front of the building from the parking lot, and a 3 foot tall wall will screen the northernmost mechanical units from view from Vegas Valley Drive. Lastly, landscaping fingers and strips are provided in the parking lot per Title 30 standards.

Elevations

The 3 story building is 41 feet tall to the peak of the pitched concrete tile roof. Elevations consist of painted stucco, stone finish, and faux shutters on some of the windows.

Floor Plans

The first floor is 24,818 square feet and includes a lobby, community room, exercise room, offices, equipment rooms, and 21 bedroom units. Both the second and third floors are each 22,591 square feet. The second floor includes a lobby, library, laundry room, trash room, and 24 bedroom units. The third floor includes a lobby, hobby room, laundry room, trash room, and 25 bedroom units.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this is a small in-fill project that will not negatively impact the neighborhood or surrounding streets. The project complies with landscaping, open space, and parking requirements. Regarding the waivers of development standards, the increase in height will allow the 3 story building to have adequate head room on each floor, and allowing the existing sidewalk to remain will match the other existing attached sidewalks in the area. In addition, the design provides additional landscaping behind the existing attached sidewalk above and beyond Title 30 standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Shopping center
South	Commercial General	C-2	Mini-warehouse development
East	Commercial General	C-2 & C-1	Vehicle wash & convenience store
West	Residential High (8 to 18 du/ac)	R-3	Multiple 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

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

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

According to the applicant, the demand for commercial development in the "Central East" submarket has not met expectations since the most recent adoption of the Sunrise Manor Land Use Plan in 2018. Currently, the commercial vacancy rate is 27.2%, and over 1.25 million square feet of commercial space is available in the area. As a result, the site is unlikely to develop with new commercial construction in the foreseeable future, and the proposed R-4 zone is more appropriate.

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

The applicant states that a minimum density of 25 units per acre is required to meet financing approval for the senior housing project. The current planned land use would allow a conforming zone change to C-2, but would only allow for a maximum density of 22 units per acre.

Nevertheless, the proposed R-4 zoning is only slightly more intense than the number of senior housing units allowed on the site by the current planned land use designation of Commercial General. In addition, the R-4 zoning will create an appropriate transition and buffer from the R-3 zoned multiple family development to the west and the C-1 and C-2 zoned commercial developments to the south and east.

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

The applicant states that all necessary infrastructure and public utilities are located in the Vegas Valley Drive right-of-way adjacent to the site to accommodate R-4 zoning. In addition, uses allowed in the R-4 zoning could have less impact on public facilities than a C-2 zoned commercial development, such as reduced impact on drainage facilities due to more on-site landscaping and open space.

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

According to the applicant, the proposed zoning conforms to other applicable adopted plans, goals, and policies, such as but not limited to Goal 7, which encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability levels; and Growth Management Policy 7, which encourages intensification of in-fill sites to be balanced with a strong sensitivity to protecting existing neighborhoods.

Summary

Zone Change

Although the proposed nonconforming zone change is not within the level of intensity anticipated for this site by the Sunrise Manor Land Use Plan, the proposed R-4 zoning allows only slightly more units per acre than would be allowed through a conforming zone change to C-2. In addition, the applicant indicated that there is an abundance of vacant and underutilized commercial development in the area, the R-4 zoning is compatible with existing surrounding uses, and the zoning will not negatively impact public facilities and services. Lastly, the zoning conforms to adopted plans, goals, and policies. As a result, staff can support the request.

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.

Affordable senior housing units are necessary to accommodate a vulnerable demographic of Clark County residents. Pursuant to Goal 7 of the Comprehensive Master Plan, Clark County should encourage housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. In addition, a memorandum from the Clark County Community Resource Management Division indicates that this use is financed by a Low Income Housing Tax Credit, and the

accessible, affordable, and supportive apartment community is designed for seniors and very low income adults with physical and/or cognitive disabilities. Lastly, the location of the use is on a collector street, Vegas Valley Drive, and the location will provide a transition between an existing multiple family complex and more intense commercial uses (vehicle wash and convenience store); therefore, staff can support the use permit.

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.

Waivers of Development Standards #1

The increase in building height is only for the peak of the pitched roof, and the majority of the building is below the maximum height of 35 feet. In addition, the "L" shaped building is set back from the right-of-way, and the building is located along the east and south property lines, which is adjacent to existing commercial development. As a result, the project complies with Urban Specific Policy 53, which ensures that multiple family developments are compatible with adjoining developments in part through appropriate building height; therefore, staff can support the request.

Waivers of Development Standards #2

Although the existing attached sidewalk will remain, the width of the site is only 375 feet, and the design includes over 27 feet of landscaping behind the attached sidewalk. As a result, allowing the existing attached sidewalk to remain will not have any negative impacts, and the design provides additional landscaping to improve the pedestrian experience and aesthetic quality of the streetscape; therefore, staff can support the request.

Design Review

The proposed design complies with several policies in the Comprehensive Master Plan, including Urban Specific Policy 51, which encourages all multiple family projects to include several amenities. The proposed project includes a walking path, outside patio, shuffleboard court, and community room. In addition, the design complies with Policy 53, which in part encourages appropriate buffers, setbacks, landscaping, and circulation; and Policy 54, which encourages the arrangement of parking areas into courts rather than long corridors. The design includes appropriate site planning and building design, and the parking area is located in a single court with abundant landscaping rather than a long corridor. As a result, staff can support the design review.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 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

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site permits may be required.

Building Department - Fire Prevention

- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm);
- The distance from the fire access lane to all portions of the structure must not exceed 250 feet.

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 #0712-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACCESSIBLE SPACE

CONTACT: FRANCOIS BENOIT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134



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 type="checkbox"/> CONFORMING (ZC) <input checked="" 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 checked="" 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>1/27/20</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>JM</u> FEE: <u>3,350</u> CHECK #: <u>5806 & 5807</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>N</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>N/A</u>	APP. NUMBER: <u>NZC-20-0065</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>2/27</u> TIME: <u>6:30 pm</u> PC MEETING DATE: <u>3/17/20</u> TIME: <u>7 pm</u> BCC MEETING DATE: <u>4/22/20</u> TIME: <u>9 AM</u> ZONE / AE / RNP: <u>R-E to R-4</u> PLANNED LAND USE: <u>SMCG</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Morrison Family Trust, J. Morrison & S. Morrison, Trustees</u> ADDRESS: <u>2115 E. Vinson Ave. #2107</u> CITY: <u>Harlingen</u> STATE: <u>TX</u> ZIP: <u>78550</u> TELEPHONE: <u>956-241-9965</u> CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Accessible Space, Inc.</u> ADDRESS: <u>2550 University Ave., Suite 330N</u> CITY: <u>Saint Paul</u> STATE: <u>MN</u> ZIP: <u>55114</u> TELEPHONE: <u>651-645-7271</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Creative Design Architecture, Inc.</u> ADDRESS: <u>1855 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-256-6663</u> CELL: _____ E-MAIL: <u>ratout@cdarch.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-08-710-036

PROPERTY ADDRESS and/or CROSS STREETS: 4955 Vegas Valley Drive, Las Vegas, NV 89121

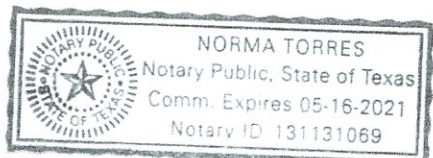
PROJECT DESCRIPTION: 3-story, 70 Units, Senior Housing

(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.

Susan Morrison
John H Morrison
 Property Owner (Signature)* Property Owner (Print)

STATE OF Texas
 COUNTY OF cameron

SUBSCRIBED AND SWORN BEFORE ME ON December 3, 2019 (DATE)
 By Norma Torres
 NOTARY PUBLIC: Norma Torres



*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.

JUSTIFICATION LETTER

TO: Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155

N2C-20-0065

PROJECT: ASI Clark County Vegas Valley Drive Senior Housing
4955 Vegas Valley Drive, Las Vegas, NV 89121
Parcel No. 161-08-710-036

RE: Request for a Nonconforming Zone Change (N2C) with R-4 use within a CG Planned Land Use.
Request for a Design Review (DR) for proposed 3-story senior housing development.
Request for a waiver of development standards for keeping an existing attached sidewalk instead of the required detached sidewalk and for increased building height.

Dear Sir or Madam,

ASI Clark County Vegas Valley Drive Senior Housing is a proposed accessible and affordable apartment community for Seniors; the project consists of one new 3-story, slab-on grade, wood frame building with centrally located elevator and one caretaker unit.

The building will have 70-unit; 59 one-bedroom, one-bath (approximately 592 SF) and 11 two-bedroom, one-bath (approximately 894 SF) units, including 22 "Type A" fully accessible units for very low-income seniors with physical disabilities, the rest of the units being designed to be adaptable.

Common areas will be fully accessible and include an entry lobby, a dining room with warming kitchen, community rooms for meetings and social gatherings, a library/lounge, a computer lab, laundry rooms on all floors, an exercise room, an indoor therapeutic spa and offices for management and supportive service staff.

The Mediterranean-style architecture includes a mix of natural stone veneer, stucco with decorative shutters and architectural pop-outs. The exterior will enhance the surrounding neighborhood by incorporating complementing colors and select architectural features. The development will be EnergyStar rated, and architecturally designed to meet Enterprise Green Communities program criteria.

Outdoor spaces will include extensive landscaping, patio and sitting areas with barbeque and accessible picnic tables, walking path and a recreational area with shuffleboard court. Landscape design will comply with Southern Nevada Regional Planning Coalition (SNRPC).

ASI is respectfully requesting the nonconforming zone change approval for R-4 use within a R-E Zoning / CG Planned Land Use that would allow the proposed multifamily development.

We also request a waiver of development standards to allow us to keep the existing attached sidewalk in lieu of a required detached sidewalk. The whole entire street frontage along Vegas Valley Drive is currently attached sidewalks. We will provide all landscaping and screening standards that are required with detached sidewalks (Title 30 Fig. 30-64-17).

Finally, we request a waiver of development standards for the height of the building to be increased up to 40'-8" when 35' is permitted. This will allow to maximize the site and allow for each of the 3 stories to have proper headroom.

This is a small infill project and will not have any major impact on neighborhood or surrounding streets, this project complies with title 30 requirements for landscaping, open space requirements, parking and height.

Accessible Space, Inc. and Creative Design Architecture, Inc. sincerely appreciates your consideration of our request for this very important residential apartment community for seniors in Clark County and Nevada.

Sincerely,



Rami I. Atout, AIA, NCARB
President

CC:

Dan Billmark
Director of Real Estate Development
Accessible Space, Inc.

PROJECT DESCRIPTION AND COMPELLING JUSTIFICATION

TO: Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155

PROJECT: ASI Clark County Vegas Valley Drive Senior Housing
4955 Vegas Valley Drive, Las Vegas, NV 89121
Parcel No. 161-08-710-036

RE: Request for a Nonconforming Zone Change (NZC) with R-4 use within a CG Planned Land Use.
Request for a Design Review (DR) for proposed 3-story senior housing development.
Request for a waiver of development standards for keeping an existing attached sidewalk instead of the required detached sidewalk and for increased building height.

Dear Sir or Madam,

ASI Clark County Vegas Valley Drive Senior Housing is a proposed 70-unit (including one manager unit) Low Income Housing Tax Credit (LIHTC) financed, accessible, affordable apartment community for Seniors and includes 13 units for adults with physical disabilities. The proposed financing for the development and operation includes the sale of 9% LIHTC through competitive application to the Nevada Housing Division 2020 LIHTC QAP, HUD Section 811 Capital Advance and Project Rental Assistance through competitive application to the U.S. Department of Housing and Urban Development, and additional development funding through application to the Federal Home Loan Bank, Affordable Housing Program.

The wood frame, three-story, new construction, elevator apartment residence will include 59 one-bedroom, one-bath (approximately 592 SF) and 11 two-bedroom, one-bath (approximately 894 SF) units. The Mediterranean-style architecture includes a mix of natural stone veneer, stucco with decorative shutters and architectural pop-outs. The exterior will enhance the surrounding neighborhood by incorporating complementing colors and select architectural features.

The building will include a mix of "Type A" fully accessible units for very low-income seniors with physical disabilities. Common areas will include a dining room with warming kitchen, community rooms for meetings and social gatherings, a library/lounge, a computer lab, laundry rooms on all floors, an exercise room, an indoor therapeutic spa and offices for management and supportive service staff. Outdoor spaces will include extensive landscaping, patio and sitting areas with barbeque and accessible picnic tables, walking path and a recreational area with shuffleboard court. The development will be EnergyStar rated, and architecturally designed to meet Enterprise Green Communities program criteria.

ASI is respectfully requesting the nonconforming zone change approval that would allow the proposed multifamily development.

"Compelling Justification"

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

The proposed ASI site is surrounded by Office Professional which CBRE, Inc. research describes as the "Central East" submarket, comprised of numerous small retail and professional office tenants within a variety of class B, C, and D buildings. The current vacancy rate in this submarket is 27.2% with no new space under construction or planned for this area. Demand for space in this area is considered low, with just over 26,000 sq. ft. of net absorption during the third quarter of 2016, representing just one percent of the 4.6 million square feet of this submarket inventory. The currently proposed site use of Office Professional is unlikely to attract new development at this location with 1.25 million square feet of existing space currently available. At the current rate of submarket absorption, it would take approximately 8 to 10 years to lease current inventory, before the market would justify the development of new office space.

2. The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and

The requested R-4 density of 25 units per acre is needed to provide the minimum resident units necessary to meet financing approvals and we believe appropriate for the proposed site that is adjacent to office professional and R-1 residential. In addition, the proposed deed-restricted special needs use will be low-impact with very limited automobile use for the parking designed in accordance with Title 30 development parking standards and the proposed development will act as an important future buffer between the residential neighborhood across S Mojave Road to the south west and south and the existing office professional to the southeast, east, north and northwest.

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

A technical analysis of utilities will be completed; however, public utilities are currently located within the Vegas Valley Drive right of way fronting the subject property. The Police Department, Clark County School District, and Fire Departments will be contacted for the preparation of the reports which are required for a non-conforming zone change. The following infrastructure and services are in the area:

- a. Approximately 374 feet of frontage on Vegas Valley Drive, a 80 ft. ROW collector.
- b. Water and sewer facilities are located within the 80 ft. ROW.
- c. A police station is located approximately 3.8 miles to the southwest at 3675 E. Harmon Ave.
- d. A fire station is located approximately 0.3 mile to the west at 4695 E. Vegas Valley Dr.
- e. The Clark County Whitney Library is located approximately 2.8 miles to the south at 5175 E. Tropicana Ave.
- f. The University of Nevada at Las Vegas (UNLV) is located approximately 6.2 miles to the southwest at 4505 Maryland Parkway.
- g. The McCarran International Airport is located approximately 6.8 miles to the southwest at 5757 Wayne Newton Blvd.
- h. Multiple churches are within a 3 miles radius.
- i. U.S. Post Office is 0.20 mile from site (1,063 feet)
- j. DMV Services are 0.06 mile from site (298 feet)
- k. Bus Stops: Both East/West (0.07 miles [373 feet]) and North/South Routes (0.07 miles [382 feet]) are less than 400 feet from site
- l. Recreation/Walking Paths: Magdalena's Mountain Neighborhood Park is 0.4 miles from site
- m. No elementary, middle, or high schools will be impacted by the residents of this community.
- n. The Parkdale Community Center is approximately 0.18 miles (924 feet) east of the site at 3200 Ferndale St.
- o. Parkdale Recreation & Senior Center is .065 miles (3,411 feet)
- p. I-515 is 2 miles west of the site.
- q. The site is also located in close proximity to many other amenities important to the future senior residents including: four pharmacies within 0.8 miles including CVS Pharmacy at 0.11 miles (555 feet), two banks within 0.8 miles including Wells Fargo at 0.10 miles (499 feet), two grocery stores within 0.8 miles including Albertson's at

0.13 miles (660 feet), Sunrise Hospital and Medical Center is 4.9 miles away, Desert Hope Treatment Center is 3.8 miles away, and Desert Springs Hospital Medical Center is 4.7 miles away. Four gas stations within 1 mile. East Neighborhood Family Services Center is located 3.9 miles west of the site, Flamingo Arroyo Trail is 0.37 miles from site (1970 feet), Magdalena's Vegas Mountain Neighborhood Park is 0.4 mile away and the Desert Inn Park is 1 mile away.

4. ***The proposed amendment conforms to other applicable adopted plans, goals, and policies. (Ord 3885 § 1, 8/2010; Ord. 3106 § 1 (part), 8/2004; Ord. 2889 § 1 (part), 4/2003)***

The proposed zoning conforms to other plans and policies found throughout the valley, with a specialized design and location selected to fully serve the needs of our residents while integrating well with the existing neighborhood and the services provided.

Accessible Space, Inc. and Creative Design Architecture, Inc. sincerely appreciates your consideration of our request for this very important residential apartment community for seniors in Clark County and Nevada.

Sincerely,



Rami I. Atout, AIA, NCARB
President

CC:

Dan Billmark
Director of Real Estate Development
Accessible Space, Inc.

03/17/20 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

FLAMINGO RD/CABANA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0071-NEVADA POWER COMPANY:

USE PERMITS for the following: 1) a proposed communication tower; 2) reduce number of arrays; and 3) reduce the separation from another communication tower.

DESIGN REVIEW for a proposed communication tower and associated equipment in conjunction with an electrical substation on 2.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Treasure Avenue, south of Flamingo Road, and west of Cabana Drive (alignment) within Sunrise Manor. TS/pb/jd (For possible action)

RELATED INFORMATION:

APN:

161-21-102-002

USE PERMITS:

1. Allow a proposed 95 foot high communication tower.
2. Reduce the number of antenna arrays to 1 where 3 is the standard per Table 30.44-1 (a 66.6% reduction).
3. Reduce the separation from another communication tower to 138 feet where 600 feet is required per Table 30.44-1 (a 77% reduction).

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 5350 Treasure Avenue
- Site Acreage: 2.2
- Project Type: Communication tower
- Building Height (feet): 95 (communication tower)/10.5 (equipment enclosure)/100 (existing structures)
- Square Feet: 896 (communication facility)/342 (equipment enclosure)

Site Plans

The plans depict a proposed 90 foot high monopole communication tower with a 10 foot antenna attached 5 feet below the top of the tower for a maximum height of 95 feet located within the existing Cabana Electrical Substation. The communication tower will be located approximately 56 feet inside the security wall along the northern boundary of the substation which is adjacent to Flamingo Road, approximately 202 feet from the west property line, 276 feet from the east property line, and 63 feet from the south property line adjacent to Treasure Avenue. The proposed tower is 138 feet east of an existing communication tower located on the western portion of the site and 100 feet northwest of another existing communication tower located on the southeastern portion of the site. Access to the site is from Treasure Avenue. The base of the tower will be screened by the existing 9 foot high perimeter walls of the substation.

Elevations

The plans show a proposed 90 foot high monopole communication tower with a 10 foot antenna attached 5 feet below the top of the tower for a maximum height of 95 feet. The tower is similar in color and design to the existing 100 foot high power structures on the site. The equipment enclosure is a pre-fabricated structure 10 feet, 6 inches in height.

Floor Plans

The pre-fabricated equipment enclosure is 28 feet, 6 inches long by 12 feet wide.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the tower is part of the new Land Mobile Radio (LMR) System and Nevada Shared Radio System (NSRS) which is replacing an existing system that is 20 years old and no longer meets the demands for communications for front-line first responders. The goals of the project include deploying a communication system capable of providing critical mobile and portable on-street coverage across the state of Nevada.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0353-10	Communication tower and associated ground equipment in conjunction with an electrical substation	Approved by PC	September 2010
ADR-1031-02	A communications facility with an 80 foot high tower	Approved by ZA	November 2002
ADR-0332-01	A communications facility with an 80 foot high tower	Approved by ZA	April 2001
UC-110-90	An electrical substation, including approval for 85 foot high poles for the power lines.	Approved by PC	May 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Residential Urban Center (18 to 32 du/ac)	P-F & R-4	Office buildings & multi-family residential
South & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
UC-20-0072	A similar request located at the NV Energy's Decatur Substation is a related 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

Use Permits & Design Review

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.

Title 30 permits communication towers up to 20 feet above the highest structure within a public utility substation. The highest structures on the property are 100 foot high power structures distributed throughout the site. The tower should not create any negative visual impacts, as the tower will blend in with the other power poles and structures within the substation. The tower is approximately 138 feet from the nearest existing communication tower located on the same property. However, the 3 towers serve different purposes. The existing towers are intended for mobile phone service and to allow for smart meters which will improve energy efficiency, while the new tower is intended to provide communications for front-line first responders. There are existing communication towers and power structures located on the site less than the required 230 feet and will not create any additional impacts to the surrounding residential development; 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

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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: MARK SULLIVAN

**CONTACT: MARK SULLIVAN, NEVADA POWER COMPANY, P.O. BOX 98910, MS#9,
LAS VEGAS, NV 89151**



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 checked="" type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input 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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>HC-20-0071/129/20</u> APP. NUMBER: <u>UC-20-0071</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Sumner Mason</u> ACCEPTED BY: <u>[Signature]</u> TAB/CAC MTG DATE: <u>2/27</u> TIME: <u>4:30pm</u> FEE: <u>\$1,350.00</u> PC MEETING DATE: <u>3/17/20</u> CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>R1/NA</u> OVERLAY(S)? <u>NA</u> PLANNED LAND USE: <u>PF</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Nevada Power Company</u> ADDRESS: <u>P.O. Box 98910, MS#9</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89151-0001</u> TELEPHONE: <u>775-834-3467</u> FAX: <u>775-834-4189</u> CELL: <u>(775) 636-0014</u> E-MAIL: <u>marksullivan@nvenergy.c</u>	
APPLICANT	NAME: <u>Nevada Power Company, d/b/a NV Energy</u> ADDRESS: <u>P.O. Box 98910, MS#9</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89151-0001</u> TELEPHONE: <u>775-834-3467</u> FAX: <u>775-834-4189</u> CELL: <u>(775) 636-0014</u> E-MAIL: <u>marksullivan@nvenergy.c</u>	
CORRESPONDENT	NAME: <u>Mark Sullivan</u> ADDRESS: <u>P.O. Box 98910, MS#9</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89151-0001</u> TELEPHONE: <u>775-834-3467</u> FAX: <u>775-834-4189</u> CELL: <u>(775) 636-0014</u> E-MAIL: <u>marksullivan@nvenergy.c</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-21-102-002
 PROPERTY ADDRESS and/or CROSS STREETS: 5350 TREASURE AVE; E Flamingo Rd & Cabana Dr
 PROJECT DESCRIPTION: Addition of a telecom tower and equipment enclosure. See attached description

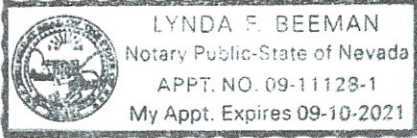
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] _____ NEVADA POWER COMPANY
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 15, 2020 (DATE)

By Randall Casley
 NOTARY PUBLIC: Lynda F. Beeman



*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

Clark County Comprehensive Planning
Current Planning Department
500 S. Grand Central Parkway
P.O Box 551741,
Las Vegas, Nevada 89155-1741

UC-20-0071

Re: Nevada Shared Radio System (NSRS) – Cabana Substation Site

Please find enclosed a Use Permit and Design Review Application for a 95-foot self-supporting monopole to be located inside NV Energy's Cabana Substation in Sunrise Manor.

NV Energy in coordination with the Nevada Department of Transportation (NDOT) are in the process of replacing the current Land Mobile Radio System throughout the State of Nevada. The project is a multi-year project that will replace 110 of existing 129 sites statewide. The project is part of the Nevada Shared Radio System and serves front-line first responders that include but are not limited to the State and local Police agencies, Fire agencies, Cities, Counties and emergency medical service providers. The subject of this application is one of the locations that is a part of the Land Mobile Radio System.

Cabana Site Specific Information

The existing Cabana Substation is located at 5350 Treasure Ave (APN 161-21-102-002). The monopole is proposed to be located inside the existing substation (see site plan drawings). The 2.15 acre parcel, owned by Nevada Power Company dba NV Energy, is surrounded by a CMU block wall. There will be no permanent staffing on the site for this facility.

The proposal is to install a 90 foot monopole with a 10 foot antenna attached 5 feet below the top of the pole making the pole and antenna 95 feet at its highest point. We are also proposing to install a pre-fabricated equipment enclosure measuring 28'6" long by 12" wide and 10'6 in height. The 10'6" control enclosure will largely be screened by the existing 8 foot tall masonry block wall and since the control enclosure is set back 11 feet from the wall the perspective from the adjacent street will make it practically vanish despite 2 ½ feet being exposed above the wall.

The highest existing structure at the site is 100'. The proposed monopole installation complies with Clark County Code as the maximum height is less than 20 feet above the highest existing structure in the substation. We are asking for an exception to the requirement for colocation as the pole is located inside an energized substation and will not allow for other users to access the pole. We are noting the exception to the parking, landscaping and screening development standards (Chapter 30.60 and 30.64) allowed for per table 30.44-1 due to no permanent staff being assigned to the facility. The monopole complies with other sections of the code including tower color, being of similar design and style as the existing facilities and meets the setback requirements from residential and roadways as shown on the site plan.

The approval of this permit will allow NV Energy to rebuild this element of the Land Mobil Radio System which allows for critical communications for first responders.

New Land Mobil Radio (LMR) System

The new Land Mobile Radio System will be replacing a system that is nearly 20 years old and no longer meets the demands required for communications for front-line first responders and other agencies that serve the citizens of the state of Nevada. Front-line first responders include but are not limited to the State Police, local Police agencies, fire agencies and emergency medical service providers. The new system is a state-of-the-art radio system that will provide desperately needed functionality enhancements, improve radio system coverage and provide the needed capacity to increase with the growth in population and services provided by the many agencies who will use the system.

The statewide project is broken into four regions, region 0 & 1 serves Clark County and southern Nevada. There are a total of 13 sites in region 0, 11 sites have suitable shelters and towers. The Decatur and Cabana substation locations require new facilities.

As each Region is completed, end user agencies will be transitioned to the new system for their daily communications needs. Region 0 is anticipated to go into service in May 2020, region 1 is scheduled to go into service in 2021. The statewide system is expected to be fully functional by May 31, 2023.

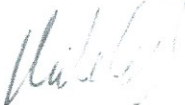
Nevada Shared Radio System (NSRS)

The goals for the project includes deploying a communication system capable of providing critical mobile and portable on-street coverage across the state of Nevada. The system will incorporate sub-systems for the NSRS Member Agencies, while operating as an integrated statewide communication system providing seamless communication for all users. The system is comprised of over 120 communication sites. The major components of a typical communications site include:

1. An antenna tower that receives and transmits radio signals from personnel in the field to dispatchers located in a communications center
2. An equipment enclosure that encloses the radio communications equipment
3. A back-up power supplied by a generator or solar power that provides electricity to the site in the event of a power outage

Should you have any questions or would like additional materials, please don't hesitate to contact me at (775) 834-3467 or by email at marksullivan@nvenergy.com.

Respectfully submitted,



Mark Sullivan
Land Use Advisor
NV Energy

03/18/20 BCC AGENDA SHEET

OFF-SITES & LANDSCAPING
(TITLE 30)

BETTY LN/CARTIER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400003 (WS-0415-10)-DIS & DAT, INC:

WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone.

Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

140-16-301-021; 140-16-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (excluding paving) along Betty Lane.
2. Waive street landscaping along Betty Lane and Bledsoe Lane where landscaping per Figure 30.64-13 is required (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2635 Bledsoe Lane
- Site Acreage: 4.4
- Project Type: Off-sites and landscaping

Site Plan & History

The original application, approved in October 2010, was for a waiver of off-site improvements and landscaping along Betty Lane and Bledsoe Lane in conjunction with an automobile dismantling and parts storage yard. The applicant made the request to defer off-site improvements and landscaping to allow time for construction of the City of North Las Vegas wastewater plant to be completed. The facility is now operational. The application was approved by the Planning Commission (PC) with a condition of until December 31, 2012 to commence and review and a condition of landscaping per plans on file. A first extension of time, WS-0415-10 (ET-0158-12), was approved in June 2013, and a second extension of time,

WS-0415-10 (ET-0135-14), was approved in January 2015. WS-0415-10 (ET-0187-16) was approved for a third extension of time in February 2017 for an additional 3 years to complete and review. The applicant has completed the off-sites and landscaping on Bledsoe Lane; however, the off-site improvements and landscaping have not been installed along Betty Lane.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0415-10 (ET-0187-16):

Current Planning

- 3 years to complete and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Building/Fire Prevention

- Applicant is advised to comply with previously noted requirements; off-site improvements are indicated; and to contact the Department of Building and Fire Prevention at (702) 455-7316, if off-site improvements include Fire Code issues.

Listed below are the approved conditions for WS-0415-10 (ET-0135-14):

Current Planning

- Until December 31, 2016 to commence and review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for WS-0415-10 (ET-0158-12):

Current Planning

- Until December 31, 2014 to commence and review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Until December 31, 2014 to commence off-sites.

Listed below are the approved conditions for WS-0415-10:

Current Planning

- Until December 31, 2012 to commence and review;

- Landscaping per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting an extension of time until all current businesses along Betty Lane are required to install off-site improvements and landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0415-10 (ET-0187-16)	Third extension of time for waivers of development standards for full off-site improvements (excluding paving) and landscaping	Approved by BCC	February 2017
WS-0415-10 (ET-0135-14)	Second extension of time for waivers of development standards for full off-site improvements (excluding paving) and landscaping	Approved by BCC	January 2015
WS-0415-10 (ET-0158-12)	First extension of time for waivers of development standards for full off-site improvements (excluding paving) and landscaping	Approved by BCC	June 2013
WS-0415-10	Waivers of development standards for full off-site improvements (excluding paving) and landscaping	Approved by PC	October 2010
UC-0745-93 (ET-0101-10)	Seventh extension of time to review an automobile dismantling and used parts storage facility - remove time limit	Approved by PC	October 2010
WS-1125-06 (ET-0260-08)	First extension of time for full off-sites and landscaping - expired	Approved by BCC	November 2008
UC-0256-07	Automobile dismantling and materials recovery facility - expired	Approved by PC	April 2007
WS-1125-06	Waivers for full off-sites and landscaping - expired	Approved by BCC	October 2006
UC-0745-93 (ET-0231-04)	Sixth extension of time for automobile dismantling facility	Approved by PC	October 2004
VS-0103-02	Vacated and abandoned a portion of Cartier Avenue	Approved by PC	March 2002
UC-0745-93 (ET-0367-01)	Fifth extension of time for automobile dismantling facility	Approved by PC	November 2001
UC-0745-93 (ET-0307-00)	Fourth extension of time for automobile dismantling facility	Approved by PC	September 2000

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0063-00	Auto repair	Approved by PC	June 2000
UC-0788-99	Storage and sales of fireworks - expired	Approved by PC	June 1999
UC-0745-93 (ET-0280-98)	Third extension of time for automobile dismantling facility	Approved by PC	September 1998
WT-1728-98	Waiver of title for streetlights - expired	Approved by PC	November 1998
UC-0745-93	Second extension of time for automobile dismantling facility	Approved by BCC	September 1996
ZC-101-92	First extension of time on zone change	Approved by BCC	August 1996
UC-0745-93	First extension of time on use permit for automobile dismantling facility	Approved by BCC	September 1994
UC-0745-93	Automobile dismantling facility	Approved by BCC	August 1993
ZC-101-92	Reclassified the property from R-E to M-2 zoning for an automobile dismantling and used parts storage yard	Approved by BCC	August 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Undeveloped
South	Industrial	M-1	City of North Las Vegas Wastewater Treatment Plant
East	Industrial	M-2	Industrial
West	Industrial	M-D & M-1	Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Waiver of Development Standards #2

There are several existing businesses located along Betty Lane that have not provided landscaping adjacent to the street. Staff can support additional time to postpone landscaping along Betty Lane until other developments in this area provide landscaping along the street; however, staff recommends that a time limit for review be required to monitor the area.

Public Works - Development Review

Waiver of Development Standards #1

As mentioned in the extension of time from 2014 and again from 2017, the applicant's justification to defer off-sites on Betty Lane was to allow the North Las Vegas water treatment plant to be completed prior to installing the improvements. The plant has been completed and operational for over 6 years and funding has been provided to the County to complete the improvements adjacent to the plant. With those improvements and with the need to provide fully improved streets in this area, staff cannot support this extension of time.

Staff Recommendation

Approval of waiver of development standards #2; denial of waiver of development standards #1.

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:

- Until December 31, 2023 to complete and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Off-site permits shall be submitted to Public Works within 1 year. a

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAT NGUYEN

CONTACT: DAT NGUYEN, DIS & DAT, INC., 2635 BLEDSOE LANE, LAS VEGAS, NV 89156

03/18/20 BCC AGENDA SHEET

HOTEL
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0066-LAS VEGAS NELLIS BLVD, LLC:

ZONE CHANGE to reclassify 1.6 acres from H-2 (General Highway Frontage) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the driveway throat depth; and **2)** reduce the driveway approach distance.

DESIGN REVIEW for a hotel on 8.9 acres.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/jpr/ja (For possible action)

RELATED INFORMATION:

APN:
140-05-802-005; 140-05-802-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway throat depth to 20 feet where 75 feet is required per Clark County Uniform Standard Drawing 222.1 (a 73% decrease).
2. Reduce the driveway approach distance to 87 feet where 150 feet is required per Clark County Uniform Standard Drawing 222.1 (a 42% decrease).

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 North Las Vegas Boulevard
- Site Acreage: 1.6 (Zone change)/7.3 (Design review for hotel)/8.9 (total)
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 45
- Guestrooms: 101
- Square Feet: 57,340
- Parking Required/Provided: 101/111

History and Request

The applicant is requesting a conforming zone change on APN 140-05-802-006. The parcel to the west APN 140-05-802-005 was reclassified to C-2 (General Commercial) zoning via ZC-19-0095. The applicant is proposing to construct a non-gaming hotel on this site.

Site Plan

Per the submitted site plan, the hotel (Holiday Inn Express) is a rectangular shaped building, oriented east to west, and is centrally located on both parcels. The main entrance is located along Las Vegas Boulevard North. Vehicles that utilize this driveway will encounter a round-about with landscaping and a porte-cochere adjacent to the front entrance of the hotel. A secondary ingress/egress driveway to the site is located on the northeast corner of the site adjacent to Nellis Boulevard. Parking spaces are located along the perimeter of the site and adjacent to the hotel building. There are 111 parking spaces provided where 101 parking spaces are required.

Landscaping

The landscape plan shows 24 inch box trees and 5 gallon shrubs to be planted throughout the site and meets parking lot landscaping. The applicant is proposing an exercise/dog walk area along the south property line (Las Vegas Boulevard North). Landscape finger islands include shrubs, trees, and river rocks/gravel. Furthermore, a 10 foot to 30 foot wide landscape buffer is located along the north property line adjacent to the multiple family residential development. The plans also show a 10 foot to 25 foot wide landscape buffer along the west property line, a 10 foot to 31 foot wide landscape buffer along the south property line, and a 10 foot to 20 foot wide landscape buffer along the east property line. Attached sidewalks are located along the east property line (Nellis Boulevard) and along the south property line (Las Vegas Boulevard North). There are no non-standard improvements within the rights-of-way.

Elevations

The elevation depicts a 4 story non-gaming hotel. The exterior finishes include neutral desert tones, stone veneer, stucco walls, and clear windows will be used utilized above the first floor of the hotel.

Floor Plans

The first floor includes the front desk area, lobby/great room, business center, market area, offices, restrooms, storage areas, conference room, elevator equipment room, fitness center, dining area, mechanical rooms, elevator lobby area, maintenance room, and guest rooms. The second, third, and fourth floors include the guest rooms, storage rooms, and housekeeping areas. Per the plans, the proposed hotel provides 101 guest rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the conforming zone change request is compatible to the planned land use of Commercial General. The parcel to the west was previously approved for C-2 zoning APN 140-05-802-005. The proposed hotel displays an architecturally compatible

design and the use is harmonious with the hotels in the immediate area. The waiver of development standards is required in order to accommodate the new site design layout with the existing secondary driveway on the northeast corner of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0095	Reclassified APN 140-05-802-005 from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision for APN 140-05-802-005	Approved by BCC	March 2019
ZC-1814-03	Reclassified 34,200 acres in the Nellis Air Force Base Airport Environs Overlay District by adding the appropriate sub-district designation (AE-65, AE-70, AE-75, & AE-80)	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-4	Undeveloped & multi-family residential
South*	Commercial General	C-2 & H-2	Undeveloped & medical office
East	Commercial General	C-2	Restaurant & retail building
West	Commercial General	M-1	Pallet manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Zone Change

The conforming zone change request to reclassify the site to a C-2 (General Commercial) Zone is consistent with the Sunrise Manor Land Use Plan since the site is planned for Commercial General. Per the plan, the Commercial General category allows for medium to high intensity retail and service commercial uses. Furthermore, this request supports Goal 9 of the Comprehensive Master Plan which states, in part, that commercial development should be integrated in appropriate locations throughout the community. Staff is in support of 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.

Design Review

Staff has no objection to the proposed hotel site layout and overall architectural design. The proposed hotel is architecturally compatible and meets all Title 30 design standards. Furthermore, the proposed design is harmonious to the existing neighborhood and will be a beneficial upgrade to the community; therefore, staff can support this request.

Public Works - Development Review

Waivers of Development Standards #1 and #2

Staff finds that the reduced throat depth and the reduced distance from the driveway on Nellis Boulevard to the intersection with Las Vegas Boulevard North may result in hazards due to vehicles stacking into the right-of-way. Additionally, the proximity of the driveway to the intersection could cause conflicts as drivers entering the subject site will have to slow down to enter the driveway with other drivers on Nellis Boulevard attempting to proceed through the traffic signal may not be prepared to stop in time. Staff recommends denial of the waivers associated with the Nellis Boulevard driveway and finds that it would be safer to remove the driveway and have sole access from Las Vegas Boulevard North.

Staff Recommendation

Approval of the zone change and design review; denial of waivers of development standards.

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;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Right-of-way dedication to include the spandrel at the southeast corner of the site if required by Clark County or Nevada Department of Transportation;
- Nevada Department of Transportation approval.
- Applicant is advised that off-site permits may be required.

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 #0065-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RA SOUTHEAST LAND COMPANY, LLC
CONTACT: HOWARD PEARLMAN, PERLMAN ARCHITECTS, 450 FREMONT STREET,
SUITE 233, LAS VEGAS, NV 89101

DRAFT

03/18/20 BCC AGENDA SHEET

TAVERN/BANQUET FACILITY/SWAP MEET
(TITLE 30)

LAS VEGAS BLVD N/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0089-INTERAGRO, INC.:

ZONE CHANGE to reclassify 2.1 acres from H-2 (General Highway Frontage) (AE-70) Zone to M-D (Designed Manufacturing) (AE-70) Zone.

USE PERMITS: for the following: 1) allow on-premises, consumption of alcohol (tavern); 2) allow a swap meet; and 3) allow a banquet facility.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards in conjunction with an existing commercial building.

Generally located on the north side of Las Vegas Boulevard North and the east side of Pecos Road within Sunrise Manor (description on file). LW/md/jd (For possible action)

RELATED INFORMATION:

APN:

140-18-101-011; 140-18-101-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the throat depth for existing driveways to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3115 North Las Vegas Boulevard
- Site Acreage: 2.1
- Project Type: On-premises, consumption of alcohol (tavern), swap meet, and banquet facility
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 17,085 (overall retail building)/1,181 (proposed tavern)/4,944 (banquet facility)/10,797 (swap meet area)
- Parking Required/Provided: 74/93

History & Site Plan

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of North Las Vegas). The site is located north of Las Vegas Boulevard North and east of Pecos Road. The site was originally developed as a drug store with a drive-thru service for Rite Aid (via UC-2004-97) and then the site transitioned into a Fresh and Easy grocery store (via UC-0083-08). UC-0268-16 allowed a swap meet establishment on the site, and is currently still in business today. The retail building is centrally located on APN 140-18-101-013. Parking is mainly located on the south and west sides of the building, and a drive aisle is located along the east and north property lines. Also, a smaller parcel to the west APN 140-18-101-011 is connected to the site (adjacent to Pecos Boulevard) and includes additional parking. An existing commercial driveway is located along Pecos Boulevard with an existing throat depth of zero feet. Two existing commercial driveways are located along Las Vegas Boulevard North with minimum throat depths of 15 feet.

No changes are proposed or required to the existing site layout with this request. Access to the building is provided by 2 driveways from Las Vegas Boulevard North and 1 driveway from Pecos Road. Currently, the swap meet and tavern are existing businesses, and the applicant is requesting to add a banquet facility. This application includes use permits to allow a banquet facility, on-premises, consumption of alcohol (tavern), and a swap meet. This will allow all 3 business ventures to exist on 1 site while complying with the M-D zoning district standards.

Landscaping

No changes are proposed or required to the existing landscape areas with this request.

Elevations

The existing building is 1 story with a maximum height of 29 feet. The building has a flat roof behind a parapet wall that varies in height. The exterior of the building has a stucco finish painted in earth tone colors. No changes are proposed to the exterior of the building with this application.

Floor Plans

The submitted floor plan is an existing retail building which consists of a swap meet section of the building with an overall area of 10,797, a banquet facility with an overall area of 4,944, and a tavern with an overall area of 1,181. The existing building also includes restrooms and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant would like to add a banquet facility within the existing retail building. A banquet facility is a highly requested business opportunity from their customers. In order to accomplish this, the applicant is requesting approval of a conforming zone boundary amendment. The applicant is also applying for special use permit for a banquet facility, in addition to re-applying for special use permits for a tavern and a swap meet establishment (in order to meet the M-D zoning district). The applicant states the commercial

driveways along Pecos Boulevard and Las Vegas Boulevard North are existing and will not be modified.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0731	Allowed a tavern in conjunction within a swap meet	Approved by PC	November 2019
UC-0268-16	Indoor swap meet within an existing retail building	Approved by PC	June 2016
UC-0083-08	Grocery store (Fresh & Easy) within an existing retail building - expired	Approved by PC	March 2008
UC-2004-97	Drug store with drive-thru service (Rite Aid) - expired	Approved by PC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	H-2	Undeveloped
South	Business and Design/Research Park	H-2 & M-D	Retail center, vehicle repair facility & undeveloped
West	Business and Design/Research Park & City of North Las Vegas	H-2 (County) C-2 & R-3 (City)	Pizza Hut, mini warehouse facility & residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed conforming zone change supports Comprehensive Planning Land Use Plan 9 which in part, states that where suitable, provide for commercial development integrated in appropriate locations throughout the community. Reclassifying the site to M-D zoning supports a complementary land use between the existing uses on-site (swap meet and tavern) and the proposed banquet facility. Staff is in support of this request.

Use Permits

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. Staff has no objection to the proposed uses. The existing swap meet establishment has been operating within Clark County with no reported problems. Although the planned land use is Business and

Design/Research Park, staff supports removal of H-2 (General Highway Frontage) zoning to a conforming zone change of M-D (Designed Manufacturing) zoning and the existing and proposed uses are not out of character within the immediate neighborhood since, similar operations occur within the area. The swap meet and tavern are already existing within the site and staff has no objection to the addition of a banquet facility. Staff is in support of this request.

Public Works - Development Review

Waiver of Development Standards

Staff understands that the improvements are existing, but the additional uses proposed for this site could see an increase in traffic. Staff cannot support this request to reduce the throat depth along Pecos Road.

Staff Recommendation

Approval of the zone change and use permits; denial of waiver of development standards.

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.
- 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 the use permits and waiver of development standards must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Traffic study and compliance;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARTUR KUDRIN

CONTACT: ARTUR KUDRIN, 3115 N. LAS VEGAS BLVD., LAS VEGAS, NV 89115



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

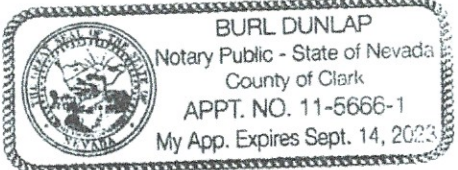
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER 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>1/30/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$2,250</u> CHECK #: <u>1331</u> COMMISSIONER: <u>WEEKLY</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-20-0089</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>2/27/20</u> TIME: <u>6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3/18/20 9:00 A.M.</u> ZONE / AE / RNP: <u>H-2 to M-0 / AE-70</u> PLANNED LAND USE: <u>SMOORP</u> NOTIFICATION RADIUS: <u>1,500'</u> SIGN? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER NAME: <u>IBRABIM AKHMEDOV</u> ADDRESS: <u>14526 WEDDINGTON ST APT 107</u> CITY: <u>SHERMAN OARS</u> STATE: <u>CA</u> ZIP: <u>91411</u> TELEPHONE: <u>323-202-6305</u> CELL: <u>-</u> E-MAIL: <u>ib.abr@gmail.com</u>	
	APPLICANT NAME: <u>ARTUR KUDRIN</u> ADDRESS: <u>3115 LAS VEGAS BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>725-266-0660</u> CELL: <u>702-306-6975</u> E-MAIL: <u>indoorswapmeetings@gmail.com</u> REF CONTACT ID #: <u>-</u>	
	CORRESPONDENT NAME: <u>ARTUR KUDRIN</u> ADDRESS: <u>-</u> CITY: <u>SAME IS A BOTH</u> STATE: <u>-</u> ZIP: <u>-</u> TELEPHONE: <u>-</u> CELL: <u>-</u> E-MAIL: <u>-</u> REF CONTACT ID #: <u>-</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-18-101-013 / 140-18-101-011
 PROPERTY ADDRESS and/or CROSS STREETS: 3115 LAS VEGAS BLVD, LAS VEGAS, NV, 89115
 PROJECT DESCRIPTION: ZONE CHANGE

(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)* IBRABIM AKHMEDOV
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1-14-2020 (DATE)
 By Ibrahim Akhmedov
 NOTARY PUBLIC: Burl Dunlap



*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.

I'm Ibragim Akhmedov owner of building located on 3115 N Las Vegas Blvd, Las Vegas, NV, 89115. Please consider my request to change the zone from H2 to MD. The reason why I would like to change the zone and get Banquet Facility Use Permit because there is a great demand for a banquet hall in this area, we have been received the request of hundreds of people. With H2 zone I can't receive Use Permit of Banquet Facility. Also this H2 zone limits business development a lot because H2 zone is it very old zone.

We have a separate building and a large parking to develop this area. Also in this building is already exist SPECIAL USE PERMIT SWAP MEET- Las Palmas indoor swap meet and SPECIAL USE PERMIT-CONSUMPTION OF ALCOHOL(TAVERN) La Neveria LV, I would like to keep these businesses active and get USE PERMIT OF BANQUET FACILITY, SWAP MEET, CONSUMPTION OF ALCOHOL.

With respect,

Interagro Inc.

Ibragim Akhmedov

3115 N Las Vegas Blvd,

Las Vegas, NV, 89115

Tel:725-266-0660

1/30/
A.R.



PLANNER
COPY

PLANNER
COPY

Limited Power of Attorney

BE IT ACKNOWLEDGED that I, Ibragim Akhmedov owner of the corporation "Interagro Inc.", with a mailing address of 3115 North Las Vegas Blvd, Las Vegas, Nevada, 89115, the "Principal", do hereby grant a limited and specific power of attorney to Artur Kudrin Kudrina of 3708 N Torrey Pines Dr, Las Vegas, Nevada, 89108 as my "Attorney-in-Fact".

Said Attorney-in-Fact shall have power and authority to undertake and perform only the following acts on my behalf:

Fill out, sign, submit documents, conduct business negotiations, conclude contracts and agreements, represent the interests of Ibragim Akhmedov and corporation Interagro Inc. in all government agencies of Nevada, (Clark County, City Hall, Police Department, etc.)

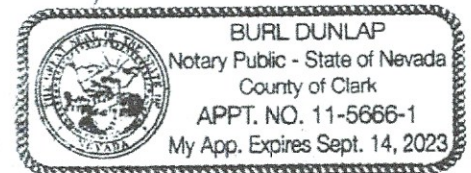
The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein. My Attorney-in-Fact agrees to accept this appointment subject to its terms, and agree to act and perform in said fiduciary capacity consistent with my best interest, as me Attorney-in-Fact in its discretion deems advisable.

The Attorney-in-Fact shall be able to have authority herein beginning November 5 2019 and end on April 5 2020. In addition, this power of attorney shall immediately be voided upon revocation form being authorized by the Principal.

This power of attorney is governed by the laws in the State of Nevada.

Principal's Signature *Ibragim Akhmedov* 11.05.2019

Ibragim Akhmedov



ACCEPTANCE OF APPOINTMENT

I, Artur Kudrin Kudrina, the attorney-in-fact, hereby accept appointment as attorney-in-fact in accordance with the foregoing instrument.

Attorney-in-Fact's Signature *Artur Kudrin Kudrina*

Artur Kudrin Kudrina

State of Nevada
County of Clark

Subscribed and sworn to before me
this 14 day of Jan, 2020
by Artur Kudrin Kudrina

Burl Dunlap
Notary Public