



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 12, 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 27, 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 March 12, 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

04/07/20 PC

- 1. **UC-20-0120-FEHR CHRISTINE:**
USE PERMIT to allow Agriculture Livestock, small (chickens) in conjunction with a single family residential on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Twin Oaks Avenue, 100 feet south of Mountain Pine Drive within Sunrise Manor. TS/bb/jd (For possible action)**04/07/20 PC**
- 2. **UC-20-0123-MERSHO GRJT, LLC:**
USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use, and 4) reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) allow attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) convenience store with gasoline station; 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/nr/jd (For possible action)**04/07/20 PC**

04/08/20 BCC

- 3. **ET-20-400017 (UC-0480-17)-PLEASANT VIEW PARTNERS, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) proposed congregate care facility; and 2) proposed assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) proposed congregate care facility; 2) proposed assisted living facility; and 3) increased finished grade on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/md/jd (For possible action)**04/08/20 BCC**
- 4. **ET-20-400022 (VS-0641-15)-CROWN MAYFAIR, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Owens Avenue located between Los Feliz Street and Hardrock Street (alignment), and a portion of right-of-way being Washington Avenue located between Los Feliz Street and Hardrock Street (alignment) within Sunrise Manor (description on file). TS/tk/jd (For possible action)**04/08/20 BCC**
- 5. **UC-20-0133-LVBN PROPERTY, LLC:**
USE PERMIT to reduce the separation of commercial vehicle repair to residential.
DESIGN REVIEW for an office/warehouse development with commercial vehicle repair on 7.2 acres in the M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 900 feet southwest of Puebla Street within Sunrise Manor. MK/bb/jd (For possible action)**04/08/20 BCC**

VII. General Business: None

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

IX. Next Meeting Date: April 2, 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 27, 2020

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Brady Bernhart
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 February 13, 2020 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0 Unanimous

IV. Approval of Agenda for February 27, 2020

Moved by: Ms. Castro

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez reminded everyone that Commissioner Segerblom is having a Town hall meeting on March 12, 2020 5:30-6:30pm at the Hollywood Rec. Center before the Town Board meeting. Commissioners Gibson & Segerblom are having a Job Fair at the Government Center April 3, 2020 from 9am-2pm.

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair–LAWRENCE WEEKLY, Vice-Chair
SLARRY BROWN–JAMES GIBSON–JUSTIN JONES–MICHAEL NAFT–TICK SEGERBLOM
Yolanda King, County Manager

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)
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

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
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

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
Moved by: Mr. Thomas
Action: Approved with extension of time until December 31, 2023
Vote: 4-0/Unanimous

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
Moved by: Mr. Thomas
Action: Approved with Condition that the Waivers of Development Standards are withdrawn
Vote: 4-0/Unanimous

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**

Moved by: Mr. Carter
Action: Approved
Vote: 4-0/Unanimous

- VII.** General Business: The Board Nominated and Approved Alexandria Malone as the representative and Briceida Castro as Alternate for the County's Comprehensive Master Plan & Development Code meetings.
- VIII.** Public Comment: Mr. Nguyen was commenting that by his business (Betty Lane & Cartier) there are food carts and they do not provide restrooms or trash containers and trash is left everywhere.
- IX.** Next Meeting Date: The next regular meeting will be March 12, 2020
- X.** Adjournment
The meeting was adjourned at 7:08 p.m.

04/07/20 PC AGENDA SHEET

AGRICULTURE LIVESTOCK, SMALL
(TITLE 30)

TWIN OAKS AVE/MOUNTAIN PINE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0120-FEHR CHRISTINE:

USE PERMIT to allow Agriculture Livestock, small (chickens) in conjunction with a single family residential on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Twin Oaks Avenue, 100 feet south of Mountain Pine Drive within Sunrise Manor. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-22-314-022

USE PERMIT

Allow agricultural livestock, small (10 chickens) in an R-1 zone where only permitted in an R-1 zone when located in Community District 5 per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1855 Twin Oaks Avenue
- Site Acreage: 0.1
- Project Type: Small animals (up to 10 chickens)

Site Plan

The site plan depicts a 6,970 square foot single family residence with a swimming pool, small lattice structure, and small green house in the backyard. Up to 10 chickens are proposed to be kept in the lattice coop located in the backyard near the south property line.

Landscaping

No changes are proposed to the existing landscaping.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant provided detailed responses to 7 myths about chickens as pets as follows: 1) chickens are not loud and are about as loud as a typical conversation; 2) small flocks of chickens do not pose a risk of avian flu; 3) a single 40 pound dog produces more waste than 10 chickens and chicken waste can be composted; 4) chickens attract no more predators, pests or rodents than already present in residential areas; 5) chickens will not decrease property values and may actually appeal to future neighborhood buyers; 6) chicken coops are not ugly and can be designed to complement a back yard or match home architecture; and 7) chicken eggs can be shared with neighbors, consume some kitchen waste, and support back yard composting. The applicant will not use chickens for breeding purposes, fighting, or slaughter. The applicant wants to keep chickens for a variety of supportive reasons.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/acre)	R-1	Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. While staff sympathizes with some of the applicant's justification, and may agree with noise analysis, the keeping of chickens is an agricultural use which is not allowed on a regular size R-1 zoned property in Las Vegas valley. The keeping of chickens as pets may not be compatible in urban areas. Some livestock animals are treated as pets, as is being requested here, but 10 chickens is too many to be considered as pets.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- A maximum of 3 chickens.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRISTINE FEHR

CONTACT: CHRISTINE FEHR, 1820 TWIN OAKS AVE, LAS VEGAS, NV 89156

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

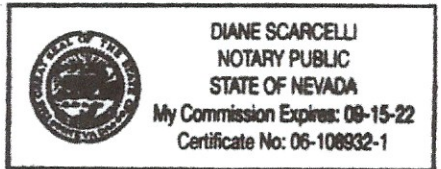
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT 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 checked="" 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>2/11/2020</u> PLANNER ASSIGNED: <u>BSS</u> ACCEPTED BY: <u>BSS</u> FEE: <u>7675</u> CHECK #: <u>Invoice</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <u>Y</u> <u>N</u> TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0120</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>3-12</u> TIME: <u>6:30</u> PC MEETING DATE: <u>4-7</u> <u>7p.m.</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Christine Fehr</u> ADDRESS: <u>1855 Twin Oaks Ave</u> CITY: <u>Las Vegas</u> STATE: <u>N.V.</u> ZIP: <u>89156</u> TELEPHONE: <u>702 606 6887</u> CELL: _____ E-MAIL: <u>cfehrusa@yahoo.com</u>	
	APPLICANT	NAME: <u>Christine Fehr</u> ADDRESS: <u>1855 Twin Oaks Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>702 606 6887</u> E-MAIL: <u>cfehrusa@yahoo.com</u> REF CONTACT ID #: <u>199477</u>	
	CORRESPONDENT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-22-314-022
 PROPERTY ADDRESS and/or CROSS STREETS: 1855 Twin Oaks Ave / Beasley / Lake Mead
 PROJECT DESCRIPTION: To keep up to 10 chickens

(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.

Christine Fehr Property Owner (Signature)*
Christine Fehr Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2-6-20 (DATE)
 By Christine Fehr
 NOTARY PUBLIC: Diane Scarcelli



*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.

UC-20-0120

PLANNER COPY

Why Chickens make great pets.

Myth 1. Chickens are too Noisy. Fact: laying hens — at their loudest — have about the same decibel level as human conversation (60 to 70 decibels). Hens are so quiet that there have been cases of family flocks being kept for years without the next door neighbors knowing it. To some, noise is a concern with roosters and their pre-dawn heralding of sunrises. Many urban codes ban roosters, or only allow them to be kept with special permits. The noise level of a rooster's crow is about the same as a barking dog; 90 decibels. But there are ways to keep roosters quiet throughout the night. Many folks regard crowing as a pleasant sound.

Myth 2. Chickens Carry Diseases Communicable to Humans. Fact: the truth is that small flocks have literally no risk of avian flu transmission to humans. The 2006 Grain Report states: "When it comes to bird flu, diverse small-scale poultry is the solution, not the problem." Centers for Disease Control (CDC) states on their website: "There is no need at present to remove a (family) flock of chickens because of concerns regarding avian flu." Avian flu has been in the press as concern to commercial poultry production where birds are raised in monster-size flocks that are confined in over-crowded environments. This causes high stress and compromised immune systems in the birds. Any sign of disease, including a sneeze, could result in a huge number of birds getting sick; and this puts at risk a large amount of profit. As many experts have stated publicly, the solution to avian flu is in small-scale poultry.

Myth 3. Waste and Odor. Fact: a forty pound dog generates more solid waste than ten chickens. To be more specific, one 40 pound dog generates about $\frac{3}{4}$ (.75 pounds) of poo every day. Ten chickens generate about two-thirds (.66 pounds) daily poop. The advantage to chicken manure is that it can be used as valuable, high-nitrogen fertilizer. Unlike dog or cat poop, chicken poo can be combined with yard and leaf waste to create compost. Just as valuable, about 40% of the chicken manure is organic matter which is necessary for building fertile, healthy top soil. Chicken manure is so valuable that there is a product called Cockadoodle Doo®. What Cockadoodle Doo is made of? You guessed it; dried chicken manure. A 20 pound bag sells for \$15.00. That's 76 cents a pound for chicken manure! Let's take the stakes even higher. Where does most commercial fertilizer come from? Think oil. Can chickens' services and products help us decrease our dependence on oil? Yes, in many ways and on many levels.

Myth 4. Chickens Attract Predators, Pests & Rodents. Fact: Predators and rodents are already living in urban areas. Wild bird feeders, pet food, gardens, fish ponds, bird baths, trash waiting to be collected all attract raccoons, foxes, rodents and flies. Modern micro-flock coops, such as chicken tractors, arks, and other pens are ways of keeping, and managing, family flocks that eliminate concerns about predators, rodents and other pests. Indeed, chickens are part of the solution to pesky problems. Chickens are voracious carnivores and will seek and eat just about anything that moves including ticks (think Lyme disease), fleas, mosquitoes, grasshoppers, stink bugs, slugs, and even mice, baby rats and small snakes.

Myth 5. Property Values Will Decrease. Fact: there is not one single documented case that we know of about a next door family flock that has decreased the value of real estate. On the contrary, local foods and living green is so fashionable, that some Realtors and home sellers are offering a free chicken coop with every sale. An example of this at www.GreenWayNews.com.

Myth 6. Coops are Ugly. Fact: micro-flock coop designs can be totally charming, upscale and even whimsical. Some of them are architect designed and cost thousands of dollars. Common design features include blending in with the local architectural style, matching the slope of the roof and complementing color schemes. For examples go to www.MyPetChicken.com.

UC-20-0120

PLANNER COPY

Myth 7. What Will Neighbors Think? Fact: you can't control what anyone thinks, much less your neighbor. Once folks gain more experience with the advantages and charms of chickens, most prejudice and fear evaporates; especially when you share some of those fresh, heart healthy, good-for-you eggs from your family flock. There is one huge advantage to family flocks that is often overlooked during chicken debates. That is their role and value in solid waste management systems. Chickens, as clucking civic workers, are biomass recyclers and can divert tons of organic matter from the trash collection and landfills. Chickens will eat just about all kitchen "waste". They love people food, even those "gone-by" leftovers that have seasoned in the refrigerator. Combine their manure with grass clippings, fallen leaves and garden waste, and you create compost. Composting with chicken helpers keeps tons of biomass out of municipal trash collection systems. All this can save BIG TIME taxpayer dollars, which is especially valuable in these times of stressed municipal budgets. There is precedence for employing family flocks as part of trash management. It is being done very successfully in some European towns. One example is the town of Deist in Flanders, Belgian. The city buys laying hens to give to residents who want them. The chickens' job is to divert food waste from the trash stream and not having to be pickup by workers, transported, and then disposed. The savings are significant.

http://www.nnpstl.com/ccLib/attachments/pages/Urban+Chicken+Info+7+False+Myths+About+Urban+Chickens_110214.pdf

The United States is shocking behind the times in its viewpoint in dealing with many environmental realities. We employ huge inhumane farms where we load up our food with chemicals and drugs then use nonrenewable resources to ship them across the country at the same time as large trucks destroy the roads which tax payers are then left suffering and repairing. The packaging, generally not degradable creates a waste problem. Las Vegas is very behind in the level of recycling that Canada participates in daily. This whole city in fact looks like a giant trash dump! Our community has been trying to organize clean up crews and are constantly hitting roadblocks. For free labor from community members! To stop our neighborhood from looking like a dump. But I digress.

I have celiac disease. This autoimmune disease is one that is related to an intolerable amount of food sensitivities. I cannot digest without pain gluten, processed starches and most animal proteins. I am unable to eat many of the unhealthy processed foods that the government has deemed fit for human consumption. It is not fit for human consumption. It has led to many many developmental problems, obesity, and triggers food allergies. The most sustainable way is smaller community co op farms where neighborhoods buy in to help the farm survive, but there is none of that here. The one producing farm co op is in Moapa Valley. The best I can do to alleviate some food issues and keep some very funny animals who come running to greet me when I come home after a very long hard day of work teaching middle schoolers, is keep a couple of chickens. I am not breeding chickens, fighting chickens or slaughtering chickens. I just supply myself and a couple of neighbors with the amusing antics of dancing chickens and with egg overflow, for free.

"Life, Liberty and the pursuit of Happiness " is a well-known phrase in the United States Declaration of Independence.^[1] The phrase gives three examples of the "unalienable rights" which the Declaration says have been given to all humans by their creator, and which governments are created to protect.
https://en.wikipedia.org/wiki/Life,_Liberty_and_the_pursuit_of_Happiness

My happiness is tied to being able to enjoy the animal friends I have. Grow my own food to the best of my ability and to attempt to do no damage to the earth. My chickens are not visible or audible to any neighbor except the one to my left who visits them daily with treats of grapes. Unless of course you climb on your roof and peer into other people's backyards with the attempt to cause harm.

I should have the right to keep my chickens! Without a \$675 fee!

04/07/20 PC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

SAHARA AVE/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0123-MERSHO GRJT, LLC:

USE PERMITS for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use, and 4) reduce separation for a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) allow attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station; 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

161-06-401-008

USE PERMITS:

1. Convenience store.
2. Gasoline station.
3. Reduce the separation from a convenience store to a residential use to 10 feet where 200 feet is required per Table 30.44-1 (a 95% decrease).
4. Reduce the separation from a gasoline station to a residential use to 41 feet where 200 feet is required per Table 30.44-1 (a 79.5% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Allow a 10 foot wide landscape strip adjacent to an attached sidewalk where 15 feet is required per 30.64.030(1)(2).
3.
 - a. Reduce building height/setback for a restaurant to 22 feet 10 inches where 63 feet is required per Figure 30.56.1 (a 64.9% reduction).
 - b. Reduce building height/setback for a convenience store to 10 feet where 69 feet is required per Figure 30.56.1 (an 85.5% reduction).
 - c. Reduce building height/setback for a gasoline station to 41 feet where 48 feet is required per Figure 30.56.1 (a 14.6% reduction).

4. Reduce approach distance from a driveway on Sandhill Road to 73 feet 6 inches where 150 feet is required by Uniform Standard Drawing 222.1 (a 50.9% reduction).
5.
 - a. Reduce throat depth on Sahara Avenue to 6 feet where 25 feet is required by Uniform Standard Drawing 222.1 (a 76% reduction).
 - b. Reduce throat depth on Sandhill Road to 9 feet 5 inches where 25 feet is required by Uniform Standard Drawing 222.1 (a 62% reduction).
 - c. Reduce ingress driveway radius to 15 feet where 25 feet is required by Uniform Standard Drawing 222.1 (a 40% reduction).
 - d. Reduce the driveway width on Sandhill Drive to 32 feet where 36 is required by Uniform Standard Drawing 222.1 (an 11.1% reduction).

DESIGN REVIEWS:

1. Convenience store with gasoline station.
2. Restaurant with drive-thru.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Convenience store with gasoline station & restaurant
- Number of Stories: 1
- Building Height (feet): 25 (convenience store)/18 (gas canopy)/23 (restaurant)
- Square Feet: 3,000 (convenience store)/3,093 (gas canopy)/3,250 (restaurant)
- Parking Required/Provided: 45/46

Site Plan

The plan depicts a rectangular 1.5 acre parcel with a proposed convenience store with gasoline station and a restaurant with drive-thru. A 6 foot high block wall extends west along the northern property line and extends south along the western property line. The 3,000 square foot triangular shaped convenience store is located on the eastern side of the parcel, 10 feet from the north property line. A 5 foot wide walkway surrounds the convenience store. The proposed 3,093 square foot gas canopy is located approximately 52 feet to the southeast of the convenience store and 41 feet from a residential use to the north, with a 24 foot wide drive aisle in between the canopy and the parking directly in front of the convenience store. Additional parking spaces are located on the southeast side of the gas canopy and along the western side of the convenience store. The 3,250 square foot restaurant is located on the western side of the property with the drive-thru and queuing lanes starting on the north side of the building and extending down and around the western side of the building. The talk box is located on the north side of the restaurant. Parking for the restaurant is located on the eastern side of the building. A shared parking area is located in between the convenience store and the restaurant with 2 way drive aisles on each side. Two commercial driveways are proposed: a 35 foot wide driveway from

Sandhill Road and a 39 foot driveway from Sahara Avenue on the west side of the bus turnout lane.

Landscaping

The plans show a landscape buffer of 9 feet 11 inches wide on the north side and 9 feet 8 inches on the west side per Figure 30.64-11. A 10 foot wide landscape strip extends along Sahara Avenue on the north side of the attached 5 foot wide sidewalk, until the commercial driveway/bus turnout where the strip narrows to 5 foot wide. At the corner of Sahara Avenue and Sandhill Road the landscape area widens to 33 feet 5 inches and then narrows to 10 feet north of the intersection along Sandhill Road. The interior landscaping of the site includes 7 landscape islands where 10 are required ranging in width from 7 feet 4 inches to 12 feet 1 inch wide. A 4 foot 5 inch wide planting strip is located of the west side of the convenience store.

Elevations

The plans depict a 25 foot 2 inch high convenience store building at the top of the parapet walls with stucco and tile exterior and an aluminum storefront system at the entrance. The roof-line is broken up by 2 parapets on opposite sides of the structure. The proposed restaurant is 22 feet 7 inches at the top of the parapets with stucco exterior and tile accents at the front entrance and the southern corner. An aluminum store front system will be in at the entrance of the building. The proposed gas canopy will be 17 feet 6 inches high with colors to match the convenience store.

Floor Plans

The plans show an open floor plan for the convenience store with 1 restroom and entrances in the front and the rear of the building. The restaurant is shown as an open floor plan with main entrance on the east side of the building and the drive-thru window on the west side of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

Due to the unique site conditions the waivers are being requested to make the best use of the site. The proposed development has residential to the north and west which requires a use permit for seperation. To mitigate the reduced separation from residential, the applicant proposed landscaping on the perimeter of the site. Also to ensure that parking is adequate the applicant requests reduced landscaping on the interior of the site. The applicant indicates that the proposed convenience store with a gasoline station and restaurant with drive-thru will attract new businesses to the area and create employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0612-95 (ET-0363-98)	First extension of time to reclassify from R-1a to C-1 zoning for a shopping center	Approved by BCC	November 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0612-95	Reclassified from R-1a to C-1 zoning for a shopping center	Approved by BCC	January 1996
UC-1371-95	Off-premises sign	Approved by BCC	November 1995
ZC-0521-94	Reclassified from R-1a to C-2 zoning for a convenience store, gasoline station and restaurant with a bar	Denied by PC	June 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-1	Manufactured home park
South	Commercial General	C-2	Boat & RV storage
East	Right-of-Way	R-2	US 95

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Waiver of Development Standards #3

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.

Setbacks and separation help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. A convenience store and a gasoline station are special uses in a C-1 zoning district which must maintain a minimum 200 foot separation from any residential use on a separate parcel, unless buffered by an existing building. The parcel is surrounded on 2 sides by an existing residential development. The depth of the parcel itself is less than 200 feet deep which makes the required setback from residential not possible for the proposed uses. The zoning of the site allows for the requested special uses on the site; however, based on the unique site conditions, the reduced height/setback waivers and the use permits that are being requested are excessive. If the proposal included an intense landscape buffer per Figure 30.64-12, staff could support the reduced setbacks for the convenience store and gasoline station, then the height/setback waivers would not be necessary. Staff finds that the proposed landscaping does not minimize any negative impacts for the neighboring residential development; therefore, staff cannot support the requests.

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 & #2

Site landscaping and screening standards increase the compatibility of uses and minimize potential negative impacts of differing adjacent uses by providing alternative buffering standards which will act as a visual barrier. The proposed waivers of landscaping on this site reduce the overall landscaping required for a commercial development and at the same time minimize the buffer of the commercial use from the residential use to the north and west. Providing an intense landscape buffer per Figure 30.64-12 along the north side of the property could justify the reduction of parking lot landscaping (3 landscape islands) and the reduced landscaping along both street frontages; however, the landscaping on the plans does not minimize any negative impacts for the neighboring residential development; therefore, staff cannot support these requests.

Design Reviews

Staff reviews design review requests to ensure compatibility with existing and planned development in the surrounding area. The design of the building is similar to the design of similar uses in the area. The design of the site meets the intent of Goals 78 and 79 of the Comprehensive Master Plan by providing architectural treatments to all sides of the building, along public rights-of-way, and areas visible to the general public to improve visual quality. However, the site design is in conflict with Urban Specific Goal 21 which states, drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer. An approximate 10 foot wide landscape buffer is provided, not an intense buffer as shown in Figure 30.64-12. The increase in the landscaping area would help to mitigate possible visual incompatibilities in the area. Community Design Policies of the Comprehensive Master Plan state that design quality should be encouraged in all development. The design of the site does not comply with goals of the Comprehensive Master Plan; therefore, staff cannot support the requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff can support the request to reduce the distance from the commercial driveway on Sandhill Road to the intersection as the applicant has placed the commercial driveway nearly as far north as possible with the limited frontage of the site.

Waiver of Development Standards #5a and #5b

Staff can support the reduced throat depth on both Sahara Avenue and Sandhill Road. The Sahara Avenue driveway has a right turn lane that should help with the queuing. Additionally,

the two commercial driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #5c

Staff finds the reduction in the ingress radius should have no negative impact with addition of the right turn lane. Staff can support this request.

Waiver of Development Standards #5d

Staff can support the reduction in the width of commercial driveway adjacent to Sandhill Road. Although Sandhill Road is an 80 foot collector street both commercial driveways should see equal use and help mitigate traffic through the site.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site permits may be required.

Public Works - Development Review

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

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0090-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MERSHO GRJT INVESTMENTS LLC
CONTACT: SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV
89074

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

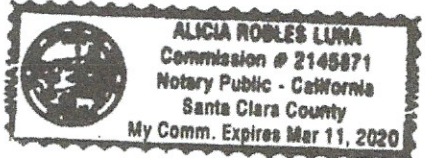
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER 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>2/12/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>1825</u> CHECK #: <u>10018</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0123</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>3/12</u> TIME: <u>6:30</u> PC MEETING DATE: <u>4/7 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Mersho GRJT Investments, LLC</u> ADDRESS: <u>755 Jarvis Dr.</u> CITY: <u>Morgan Hill</u> STATE: <u>CA</u> ZIP: <u>95037</u> TELEPHONE: <u>408-460-8833</u> CELL: <u>Same</u> E-MAIL: <u>george777@shoepalace.com</u>	
	APPLICANT	NAME: <u>Mersho GRJT Investments, LLC</u> ADDRESS: <u>755 Jarvis Dr.</u> CITY: <u>Morgan Hill</u> STATE: <u>CA</u> ZIP: <u>95037</u> TELEPHONE: <u>408-460-8833</u> CELL: <u>Same</u> E-MAIL: <u>george777@shoepalace.com</u> CREF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SHELDON COLEN</u> ADDRESS: <u>2580 ST. ROSE PARKWAY, SUITE 305</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: <u>197415</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-06-401-008
 PROPERTY ADDRESS and/or CROSS STREETS: EAST SAHARA AVE AND SOUTH SANDHILL RD
 PROJECT DESCRIPTION: C-STORE WITH GAS STATION AND DRIVE-THRU RESTAURANT

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

[Signature]
 Property Owner (Signature)*
George Mersho
 Property Owner (Print)

STATE OF California
 COUNTY OF Santa Clara
 SUBSCRIBED AND SWORN BEFORE ME, ON FEBRUARY 11th, 2020 (DATE)
 By [Signature]
 NOTARY PUBLIC: [Signature]



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



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

February 5, 2020

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

**PLANNER
COPY**
UC-0123

RE: Justification Letter for proposed C-Store with Gas Station and Drive-Thru Restaurant at E. Sahara Ave and S. Sandhill Rd.

Please accept this letter as justification for the proposed construction of a new c-store with gas station and drive-thru restaurant located at the northwest corner of E. Sahara Ave and S. Sandhill Rd (APN: 161-06-401-008) currently zoned as Local Business (C-1). Through this design review, on behalf of our client we respectfully request for your approval of the following waiver of conditions and waivers of development standards:

- 1) Request Waiver of Conditions for Gasoline Station Special Use in C-1 #5, for building setbacks of 10'-0" to the north from any residential use where 200 feet is required. Due to the site only being 136.82 feet wide, we are not able to provide the 200-foot separation required. To help mitigate this request, we are providing a dense landscape buffer along the north property line.
- 2) Request Waiver of Development Standards 30.64-14 for landscape fingers to be installed at every 10 parking spaces where it is required to be at every 6 parking spaces. To help mitigate this request, it is proposed to have larger landscape terminal islands than required. In addition, there is a large landscape area on the southeast corner of the site, which enhances the site and helps mitigates the lack of required landscape fingers.
- 3) Request Waiver of Development Standards 30.64.030-1.2 for a landscape buffer of 10'-0" where it is required to have a 15'-0" landscape buffer behind an attached sidewalk. To help mitigate this request, we are providing landscape buffers adjacent to the bus shelter pad, where none are required. In addition, we are providing a large landscape area on the southeast corner of the site and larger than required landscape buffers along the west and north property lines.
- 4) Request Waiver of Development Standards of USDCCA 222.1 for the driveway located on S. Sandhill Rd. We have pushed the driveway as close to the northeast corner of the site. Due to the site only being 136.82 feet wide along S. Sandhill Rd., we are only able to provide an approach distance of 73'-6" where 150'-0" is required.

- 5) Request Waiver of Development Standards of USDCCA 222.1 for a driveway with a 6'-0" throat depth on E. Sahara Ave. where 50'-0" is required. To help mitigate this request, we are proposing to use the required bus turnout / right turn only lane as a stacking lane for vehicles entering the site from E. Sahara Ave. which in return eliminates vehicle stacking along the right of way.
- 6) Request Waiver of Development Standards of USDCCA 222.1 for a back of curb turn-in radius of 15'-0" where 25'-0" is required along E. Sahara Ave. Providing the 25'-0" back of curb turn-in radius would eliminate the drive aisle between the c-store and the drive-thru restaurant. To help mitigate this request, we are proposing to use the required bus turnout / right turn only lane as a stacking lane for vehicles to turn into the site from E. Sahara Ave., which in return eliminates vehicle stacking along the right of way.

The proposed drive-thru restaurant building will be 3,250 sq. ft. and stand 25'-2" tall. The proposed c-store building will be 3,000 sq. ft. and stand 25'-2" tall. The buildings' design intent, finishes, and color scheme are to harmoniously blend with the existing buildings in the surrounding area. The site is accessible from E. Sahara Ave via 39-foot driveway and S. Sandhill Rd. via a 39-foot driveway, as well as ADA compliant pedestrian walkways.

Where 45 parking spaces are required, a total of 46 parking spaces are provided including 2 car accessible and 1 van accessible space. Four bike racks are also provided, 2 per building. All parking can be easily accessed by customers and employees via walkways located at all building entrances. As shown on site plan, parking is to be illuminated by new 20-foot-tall shielded "down-light" posts to eliminate any light pollution outside of the site, and to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands, landscape fingers and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

There are 2 proposed trash enclosures, one per building. They will have 6-foot-high splitface CMU walls and an open lattice roof. A down-light post will be provided to keep the enclosures safe for employees and away from vandalism.

We feel that this c-store with gas station and drive-thru restaurant buildings will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

ASSISTED LIVING FACILITY &
CONGREGATE CARE FACILITY
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400017 (UC-0480-17)-PLEASANT VIEW PARTNERS, LLC.

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) proposed congregate care facility; and 2) proposed assisted living facility.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) proposed congregate care facility; 2) proposed assisted living facility; and 3) increased finished grade on 6.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-003; 140-26-211-008 through 140-26-211-020

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a block wall to 16 feet (10 foot retaining with 6 feet of wrought iron) where a maximum height of 6 feet is permitted per Chapter 30.64 (a 167% increase).

DESIGN REVIEWS:

1. Proposed congregate care facility.
2. Proposed assisted living facility.
3. Increase the finished grade to 48 inches where 18 inches is the standard per Section 30.32.030 (a 166% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary (Congregate care facility)

- Site Address: Various
- Site Acreage: 1.8
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): Up to 28

- Square Feet: 15,668
- Parking Required/Provided: 32/39

General Summary (Assisted Living Facility)

- Site Address: Various
- Site Acreage: 3.6
- Project Type: Assisted living facility
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 45,000
- Parking Required/Provided: 76/79

Project History

The Board of County Commissioners approved a use permit and a design review for a congregate care facility and assisted living facility via UC-17-0480 in February 2018. A waiver of development to increase the height of a block wall to 16 feet, in addition to a design review to increase finished grade, was approved with the aforementioned land use application. A subsequent request, WS-18-0493, for a waiver of development standards to increase the height of a combined wall/retaining wall height to 24 feet (18 foot retaining wall/6 foot screen wall) and a design review to increase finished grade to 5 feet on the project site was approved by the Board of County Commissioners in February 2019.

Site Plans

The previously approved plans, UC-17-0480, depict a proposed congregate care facility and assisted living facility. The project consists of 2 buildings: 1) 15,668 square foot congregate care facility; and 2) 45,000 square foot assisted living facility. Both facilities will work in tandem and closely together with patients. The staff at each facility will work directly with 1 another to maintain the residency of patients. The facilities will be located on separate lots that are a minimum of 80,000 square feet with cross-access and shared access points from Los Feliz Street (collector street). The plans depict a proposed 1.2 acre open space buffer at the northwest corner of Los Feliz Street and Washington Avenue with the proposed congregate care facility north of the open space area and proposed assisted care facility directly to the north of the congregate care facility. Immediately to the north of the project site are 4 parcels totaling 1.7 acres that will remain undeveloped at this time. The project complies with required on-site parking, with the parking areas equitably distributed. Access to the site is from 2 proposed driveways along Los Feliz Street. The plans depict the overall site is substantially lower than Los Feliz Street and slightly higher than Washington Avenue.

Landscaping

The previously approved plans, WS-18-0493, depict a 17 foot wide landscape area with a detached sidewalk along Washington Avenue. The proposed 24 foot high wall (18 feet retaining and 6 feet of decorative iron fencing) is depicted within a portion of this area and along the west property line. Directly north of the street landscaping is a 1.2 acre (51,675 square foot) open space buffer with prescribed landscaping, consisting of groundcover, shrubs, and trees. The plans depict a 30 foot wide landscape area with a detached sidewalk along Los Feliz Street directly in front of the proposed congregate care facility. A 15 foot wide landscape area with

detached sidewalk is depicted along Los Feliz Street in front of the proposed assisted care facility. A 6 foot to 10 foot wide landscape buffer is shown along the entire west property line. All landscaping, including parking lot landscaping, will be equitably dispersed throughout the site.

Elevation (Congregate Care)

The previously approved plans depict a 1 story, 20 foot to 28 foot high building with the following residential elements: 1) painted cement plaster finish; 2) stone veneer; 3) pitched concrete tile roof; 4) cement plaster soffit; and 5) accents/fenestration along the windows.

Elevation (Assisted Living Facility)

The previously approved plans depict a 1 story, 20 foot to 28 foot high building with the following residential elements: 1) painted cement plaster finish; 2) stone veneer; 3) pitched concrete tile roof; 4) cement plaster soffit; 5) flat roof elements with parapet walls with enhanced cornice treatment; and 6) accents/fenestration along the windows.

Floor Plans (Congregate Care)

The previously approved plans depict a 15,668 square foot congregate care facility consisting of the following: 1) bedrooms containing a total of 40 beds; 2) dining and living areas; 3) offices; 4) lounge; 5) breakroom; 6) kitchens; 7) maintenance and storage areas; 8) outdoor courtyard areas; and 11) laundry area.

Floor Plan (Assisted Living Facility)

The previously approved plans depict a 45,000 square foot assisted living facility consisting of the following: 1) visitor/reception area; 2) offices; 3) conference room; 4) nurse stations; 5) multiple rooms with a total of 72 beds; 6) dining area and social gathering; 7) staff room; 8) restrooms; 9) theatre; and 10) computer lab.

Previous Conditions of Approval

Listed below are the approved conditions for UC-17-0480:

Current Planning

- 2 years to review;
- All site lighting shall be low and down facing;
- No sirens for other than emergencies pursuant to Fire Department protocol;
- Landscaping per plans;
- Design review as a public hearing for signage and lighting;
- Design review as a public hearing for any significant changes to the plans;
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalk will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0332-2017 to obtain your POC exhibit.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has been working with the various Clark County departments to submit the required studies and reviews on the project site, including the traffic study (approved May 2018), drainage study (approved by Public Works in May 2019 and Regional Flood Control District in August 2019), structural plans (approved July 2019) and parcel map (MSM-19-600082). The final step before submittal of the civil plans and parcel map for final signature is to cancel the previous bond on the project site and post the new bond. This should be completed within the next several weeks. Once the new bond is posted, the grading permit will be issued. Therefore, an extension of time is being requested to commence the project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0493	Increased wall height and finished grade in conjunction with a previously approved assisted living facility and congregate care facility	Approved by BCC	February 2019
UC-17-0480	Congregate care facility and assisted living facility; waiver of development standards to increase wall height; and design reviews for a congregate care facility; assisted living facility; and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	Public Facilities	R-E	O'Callaghan Middle School & Las Vegas Valley Water District & Southern Nevada Water Authority water reservoir with tanks & communication tower

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since approval of the original application in February 2018 the traffic study (18-13194), drainage study (18-13605), and structural study (19-14880) have been submitted and approved by Clark County. Staff finds the applicant has been working diligently towards the commencement of this project; therefore, recommends approval subject to an additional 2 years to commence and review.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 21, 2022 to 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-17-0480</u> (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>2/5/20</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1900/online</u> CHECK #: COMMISSIONER: <u>T.S</u> OVERLAY(S)? PUBLIC HEARING? Y <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY:	APP. NUMBER: <u>Et-20-400017</u> TAB/CAC: <u>SUNRISE Manor</u> TAB/CAC MTG DATE: <u>3/12 E: 6:30</u> PC MEETING DATE: BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>P-E</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u> </u> SIGN? Y / N LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>Pleasant View Partners, LLC</u> ADDRESS: <u>4875 S. Durango Drive, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 830 0918</u> CELL: <u>n/a</u> E-MAIL: <u>bmetzka@yahoo.com</u>	
	APPLICANT	NAME: <u>Pleasant View Partners, LLC</u> ADDRESS: <u>4875 S. Durango Drive, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 830 0918</u> CELL: <u>n/a</u> E-MAIL: <u>bmetzka@yahoo.com</u> ACA CONTACT ID #:	
	CORRESPONDENT	NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> <u>164965</u> E-MAIL: <u>eolson@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-26-211-001 thru 003, 008 thru 010, 011 thru 020

PROPERTY ADDRESS and/or CROSS STREETS: Washington/Los Feliz

PROJECT DESCRIPTION: Extension of time for assisted living and congregate care facility

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

[Signature] Property Owner (Signature)* [Print Name] Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 6/11/19 (DATE)
 By Brock Metzka
 NOTARY PUBLIC: [Signature]

SIERRA HECKMAN
 Notary Public, State of Nevada
 Appointment No. 17-3415-1
 My Appt. Expires September 2, 2021

*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

oolson@kcnvlaw.com
702.792.7000

February 3, 2020

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

*Re: Justification Letter –Extension of Time
(UC-17-0480)
Los Feliz/Washington*

To Whom It May Concern:

This firm represents Pleasant View Partners, LLC (the "Applicant") in the above referenced matter. The project is located on the northwest corner of East Washington and North Los Feliz (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 140-26-211-001 through 003, and 008 through 020. The Applicant is requesting an extension of time for an additional two years

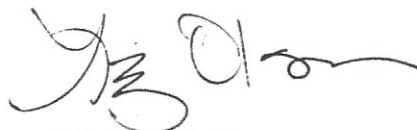
UC-17-0480.

By way of background, the Clark County Board of County Commissioners previously approved a design review, special use permits and waiver of development standards to allow for an assisted living and congregate care facility on the Property on February 21, 2018 (UC-17-0480). Since approval, the Applicant has been working with the various Clark County departments to submit the required studies and reviews on the Property, including the traffic study (approved 5/15/18), drainage study (approved by Public Works 5/29/19 and approved by Flood Control 8/21/19), structural (approved 7/19/19) and parcel map (MSM19-600082). The final step before submittal of the civil plans and parcel map for final signature is to cancel the previous bond on the Property and post the new bond. This should be completed within the next couple of weeks. Once the new bond is posted, the grading permit will be issued. Therefore, the Applicant is requesting an extension of time.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

RIGHTS-OF-WAY
(TITLE 30)

OWENS AVE/LOS FELIZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400022 (VS-0641-15)-CROWN MAYFAIR, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for a portion of right-of-way being Owens Avenue located between Los Feliz Street and Hardrock Street (alignment), and a portion of right-of-way being Washington Avenue located between Los Feliz Street and Hardrock Street (alignment) within Sunrise Manor (description on file). TS/tk/jd (For possible action)

RELATED INFORMATION:

APN:

140-26-601-003; 140-26-701-005; 140-26-801-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

This is a request for an extension of time on an approved vacation and abandonment of Washington Avenue, east of Los Feliz Street to the terminus of the existing street alignment, and an approved vacation of the southern 20 feet of Owens Avenue, east of Los Feliz Street adjacent to the north side of the subject site. The applicant proposed to develop the site as a single family residential development and indicated that Washington Avenue is not needed in this area east of Los Feliz Street. Washington Avenue will not be dedicated over the mountain and internal access for the proposed subdivision will be provided by private streets. Owens Avenue is currently dedicated as a 100 foot wide right-of-way along the north side of the site. Owens Avenue currently terminates in a cul-de-sac approximately 1,230 feet to the east of Los Feliz Street. The applicant indicates that Owens Avenue will not be a major traffic route adjacent to this site and the dedicated right-of-way can be reduced to the width of a local street to provide access to the area.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0641-15:

Current Planning

- Satisfy utility companies' requirements.
- 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0641-15	Vacated and abandoned portions of right-of-way	Approved by BCC	March 2018
DR-1089-08	Final grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Held no date at PC	January 2009
TM-0253-07	302 lot single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Approved by BCC	November 2007
VS-1087-07	Vacated and abandoned portions of Owens Avenue, Washington Avenue, and Bonanza Road - expired	Approved by BCC	November 2007
WS-1086-07	Single family residential development within a Hillside & Foothills Transition Boundary Area with a waiver to exceed maximum site disturbance area - expired	Approved by BCC	November 2007
VS-1488-03	Vacated and abandoned a portion of Washington Avenue - expired	Approved by BCC	December 2003
UC-1472-03	Single family residential planned unit development on a portion of this site - expired	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Open Land	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & P-F	Undeveloped, single family residential & O'Callaghan Middle School

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. This request is needed in order to correspond with the approvals of the original DR-0640-15 extension of time and the applicant is requesting to extend this application another 2 years to obtain all required documents in order to record; therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 07, 2022 to record;
- Satisfy utility companies' requirements.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: YORK ENTERPRISES, INC.

CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>2-14-2020</u>	APP. NUMBER: <u>ET 20-40022</u>
		PLANNER ASSIGNED: _____	TAB/CAC: <u>Sunrise manor</u>
<input type="radio"/> VACATION & ABANDONMENT (VS) <input type="radio"/> EASEMENT(S) <input type="radio"/> RIGHT(S)-OF-WAY <input checked="" type="radio"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <u>VS-15-0641</u>	STAFF	ACCEPTED BY: <u>PK</u>	TAB/CAC DATE: <u>3/12</u> TIME: <u>6:30pm</u>
		FEE: _____ CHECK # _____	PC MEETING DATE: _____
		COMMISSIONER: <u>TS</u>	BCC MTG DATE: <u>4/8 9AM</u>
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____	PLANNED LAND USE: _____
		PFNA? Y/N _____	

PROPERTY OWNER	NAME: <u>Crown Mayfair, LLC</u>
	ADDRESS: <u>17350 S. Sunset Blvd., Unit 303</u>
	CITY: <u>Pacific Palisades</u>
	TELEPHONE: <u>310-442-1460</u> STATE: <u>CA</u> ZIP: <u>90272</u>
	E-MAIL: <u>david@yorkenterprisesinc.com</u> CELL: <u>310-614-2279</u>

APPLICANT	NAME: <u>York Enterprises, Inc.</u>
	ADDRESS: <u>17350 S. Sunset Blvd., Unit 303</u>
	CITY: <u>Pacific Palisades</u>
	TELEPHONE: <u>310-442-1460</u> STATE: <u>CA</u> ZIP: <u>90272</u>
	E-MAIL: <u>david@yorkenterprisesinc.com</u> CELL: <u>310-614-2279</u>

CORRESPONDENT	NAME: <u>Bob Gronauer - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-792-7000</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	E-MAIL: <u>RJG@kcnvlaw.com</u> CELL: _____ REF CONTACT ID #: <u>198780</u>

ASSESSOR'S PARCEL NUMBER(S): 140-26-701-005; 140-26-601-003; 140-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: Los Feliz/Bonanza

I, (We) the undersigned owner and say that I (am, We are) the owner(s) of record on the Tax Rolls of the property described in this application, or (am, are) otherwise qualified to execute 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.

Manager David York
 Property Owner (Signature)*

[Signature]
 Property Owner (Print) Feb 7-20

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 BY _____
 NOTARY PUBLIC: [Signature]

SEE ATTACHED

*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7052

February 14, 2020

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

ET-20-400022

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

*Re: Justification Letter – First Extension of Time
VS-15-0641
Los Feliz/Bonanza
York Enterprises, Inc.*

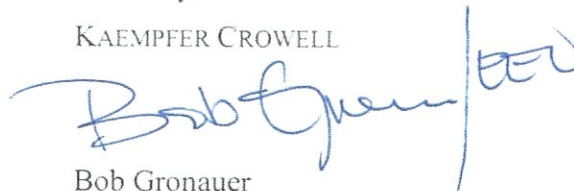
To Whom It May Concern:

This firm represents York Enterprises, Inc (the "Applicant") in the above referenced matter. The proposed project is located on the northeast corner of Los Feliz and Bonanza (the "Property"). The Property is more particularly described as Assessor's Parcel Numbers 140-26-701-005, 140-26-601-003 and 140-26-801-004. The Applicant is requesting a first extension of time to allow an additional two year extension for the vacation. The corresponding design review and waivers of development standards were recently approved through an administrative extension of time (ADET-20-900029).

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

04/08/20 BCC AGENDA SHEET

OFFICE WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD N/PUEBLA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0133-LVBN PROPERTY, LLC:

USE PERMIT to reduce the separation of commercial vehicle repair to residential.

DESIGN REVIEW for an office/warehouse development with commercial vehicle repair on 7.2 acres in the M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the northwest side of Las Vegas Boulevard North, 900 feet southwest of Puebla Street within Sunrise Manor. MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-08-101-007

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.2
- Project Type: office/warehouse with commercial vehicle repair
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 54,604
- Parking Required/Provided: 122/92 (by UC-19-0914)

Site Plan

The site plan depicts a development that includes a contractor's office, warehouse storage, vehicle repair, and an outside storage yard with 3 buildings on 7.2 acres adjacent to Las Vegas Boulevard North, approximately 900 feet southwest of Puebla Street. Building 1 is adjacent to Las Vegas Boulevard North and is for offices only. Building 3 is located adjacent to the northern property line and will be used as a warehouse with no vehicle openings on the north side of the building. Outside storage will take place on the west side of the property and south of Building 2. The applicant is proposing to direct drainage into a pipe system and fill the majority of the existing channel area during this development. Building 2 was previously proposed in the

middle of the property, 200 feet from the nearest residential and approved with UC-19-0914. The applicant is proposing to re-locate Building 2 parallel to the west property line set back 10 feet from the residential development. No truck loading and unloading will take place on the residential side of Building 2. The new 10 foot setback requires a special use permit for being less than 200 feet from residential.

Landscaping

The site plan depicts perimeter landscaping and a 10 foot high decorative CMU screen wall to meet Title 30 requirements, including parking lot landscaping and screening requirements adjacent to residential uses. The applicant will install intense landscaping along the western and northern property lines to buffer Building 2 from the residential uses.

Elevations

All 3 buildings are tilt-up concrete construction with vertical and horizontal plane breaks, including return walls and architectural relief to enhance appearance. Building 1 will have office work space on 2 floors. Building 2 will include a decorative facade band adjacent to the residential properties.

Floor Plans

The first building is adjacent to Las Vegas Boulevard North and is intended to be used for 13,000 square feet of office space as a principal use. The third building is located adjacent to the northern property line and is 20,000 square feet intended to be used as a warehouse. The second building and subject of this special use request, is located north of the office building adjacent to the west property line, and is 14,400 square feet and will be used for commercial vehicle repair.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to relocate the middle building of a 3 building warehouse and office development that was approved by UC-19-0914 in January 2020. Building 2 is the middle building and will be located 10 feet from the west property line parallel to residential uses. The applicant is increasing landscaping along the west property line to meet the intense buffer standards.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0914	Office, warehouse, and vehicle repair, excess fill	Approved by BCC	January 2020
DR-1726-06	Warehouse complex - expired	Approved by PC	January 2007
WS-0471-01	Transportation facility and warehouse addition (now APN 140-08-101-008)	Approved by PC	June 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2195-97	Reclassified the subject site and (now APN 140-08-101-008) to M-D zoning for a warehouse on APN 140-08-101-008	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Business and Design/Research Park	H-2 & M-D	Undeveloped
East	Business and Design/Research Park	M-D	Warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. Staff supports approval of the use permit and agrees with the applicant that the proposed traffic circulation plan will limit impacts to adjacent residential uses by using the buildings as a buffer. The vehicle repair conducted in Building 2 will be accessed from roll-up doors on the opposite side of the building from residential uses, limiting exposure to on-site generation of noise. There are no non-emergency openings or windows on the west side of Building 2 that would allow for increased noise from the site.

Design Review

The proposed new construction will meet the minimum standards for industrial development under Title 30 requirements. The applicant will rely on direct access through the adjacent property and the existing driveway connecting Las Vegas Boulevard North to the east. The staging area for truck access will take place in the middle of the property and buffered by a 10 foot wall, intense landscaping on the north and west property lines, and 2 buildings. Staff supports this portion of the application.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0093-2020 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MICHAEL FRAZIER

CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - _____
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>2-13-2020</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>1350</u> CHECK #: <u>1483</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y)</u> N TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/DR-20-0133</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>3-12</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-8 9am</u> ZONE / AE / RNP: <u>M-D AE 65</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>LVBN PROPERTY LLC</u> ADDRESS: <u>4460 RIVIERA RIDGE AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) 898-9808</u> CELL: <u>(725)-400-6070</u> E-MAIL: <u>mfrazier@xlconcretemasonry.com</u>	
APPLICANT	NAME: <u>LVBN PROPERTY LLC - Michael Frazier mng. member</u> ADDRESS: <u>4460 RIVIERA RIDGE AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702)-898-9808</u> CELL: <u>(725)-400-6070</u> E-MAIL: <u>mfrazier@xlconcretemasonry.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>RICHARD GALLEGOS Pacific Design Concepts</u> ADDRESS: <u>6725 S. EASTERN AVE. SUITE 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 524-0054</u> CELL: <u>(702) 524-0054</u> E-MAIL: <u>richardg@pacdesignconcepts.com</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-08-101-007

PROPERTY ADDRESS and/or CROSS STREETS: North side of Las Vegas Blvd. between Puebla and Lamb

PROJECT DESCRIPTION: to allow a vehicle maintenance /repair building -private use-10 feet from west property

(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.

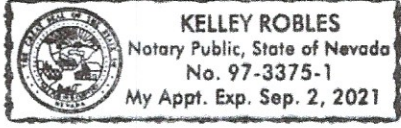
 Property Owner (Signature)

 Michael Frazier
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Feb. 5, 2020 (DATE)
 By Michael Frazier

NOTARY PUBLIC: Kelley Robles



*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.

pacific design concepts, LLC

6725 S Eastern, Suite 5, Las Vegas, NV 89119 (702) 524-0054

January 27, 2020

Clark County Current Planning Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Attn: Brady Bernhart

**RE: CON-QUIP SERVICES
USE PERMIT JUSTIFICATION LETTER
APN: 140-08-101-007**

Dear Brady,

We respectfully request favorable consideration for the above referenced project application for a Use Permit.

The proposed Use Permit is to allow a 10 foot building setback for a building containing a vehicle maintenance repair (for private use only) where 200 feet is required in an M-D zone on 7.24 acres. This building is identified as Building #2 associated with the previously approved UC-19-0914. The building has been reduced in size from 20,000 sq. ft. to 15,200 sq. ft. and reduced in height by 7 feet from 34 to 27 feet. Doors have been eliminated from one side. The proposed relocation of Building 2 is to provide an open yard concept for security viewing. The company unfortunately experiences a large amount of theft by the nature of the equipment and vehicles used and stored in the construction industry.

To minimize blind spots from door openings and to capture the maximum view of the premises from Building #1 and discussion with the LVMPD, it was necessary to relocate Building #2 to the west side of the property between the drainage channel and the outside storage area. The exterior doors will only face (east) inward towards the property to minimize any noise impact from the residences and a 10 foot wide intense landscape buffer has been added all along the entire west property line to further buffer the neighbors. The property is fully fenced and gated and is under 24 hour surveillance in coordination with the Las Vegas Metropolitan Police Department. Landscaping is in compliance with Title 30 and parking now is in excess of what was proposed due to the reduction area of Building #2.

The proposal is appropriate based on the following finding of facts;

1. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of Title 30.
2. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare.
3. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.
4. FAA and other additional requirements and standards are established in 30.16.210.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,



Richard c. Gallegos
Project Director

PLANNER
COPY