



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 11, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Max Carter, Chairperson
 Alexandria Malone, Vice Chairperson
 Member Earl Barbeau
 Member Paul Thomas
 Member Briceida Castro

Secretary: Secretary Jill Leiva, 702-334-6892, jillniko@hotmail.com

County Liaison(s): Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov Kelly Benavidez kdb@ClarkCountyNV.gov

I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) 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 Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for March 12, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for June 11, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)
- VI. Planning and Zoning
07/08/20 BCC

- 1. **ET-20-400048 (UC-18-0168)-LNY INVESTMENT, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to commence the following: **1)** reduce the separation from a gasoline station to a residential use; **2)** reduce the separation from a tire sales and installation facility to a residential use; **3)** reduce the separation from a vehicle maintenance facility to a residential use; **4)** reduce the separation from a vehicle repair facility to a residential use; **5)** permit a proposed vehicle paint and body shop facility; **6)** permit a proposed tire sales and installation facility in the APZ-2 Overlay District; **7)** permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; **8)** permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; **9)** permit a proposed vehicle repair facility in the APZ-2 Overlay District; **10)** permit a proposed vehicle rental facility in the APZ-2 Overlay District; and **11)** permit a proposed vehicle sales facility in the APZ-2 Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle paint and body shop to a residential use; **2)** permit a vehicle paint and body shop as a principal use; **3)** increase block wall height; **4)** reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and **5)** modified street standards.
DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed tire sales and installation facility; **4)** proposed vehicle maintenance facility; **5)** proposed vehicle paint and body shop; **6)** proposed vehicle repair facility; **7)** proposed vehicle rental facility; and **8)** proposed vehicle sales facility on 3.9 acres in a M-D (Designed Manufacturing)(APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jd (For possible action)

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 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
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

March 12, 2020

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – EXCUSED	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Grey Cerven
Secretary: County Liaison:	Jill Leiva 702 334-6892 jillniko@hotmail.com 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 27, 2020 Minutes

Moved by: Mr. Thomas
Action: Approved
Vote: 3-0/ Unanimous

IV. Approval of Agenda for March 12, 2020

Moved by: Ms. Castro
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

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
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/Unanimous

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
Moved by: Mr. Thomas
Action: Denied
Vote: 4-0/Unanimous

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

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be April 2, 2020

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

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

CONVENIENCE STORE/VEHICLE REPAIR
VEHICLE PAINT & BODY SHOP
(TITLE 30)

LAMB BLVD/LAKE MEAD BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400048 (UC-18-0168)-LNY INVESTMENT, LLC:

USE PERMIT FIRST EXTENSION OF TIME to commence the following: 1) reduce the separation from a gasoline station to a residential use; 2) reduce the separation from a tire sales and installation facility to a residential use; 3) reduce the separation from a vehicle maintenance facility to a residential use; 4) reduce the separation from a vehicle repair facility to a residential use; 5) permit a proposed vehicle paint and body shop facility; 6) permit a proposed tire sales and installation facility in the APZ-2 Overlay District; 7) permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; 8) permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; 9) permit a proposed vehicle repair facility in the APZ-2 Overlay District; 10) permit a proposed vehicle rental facility in the APZ-2 Overlay District; and 11) permit a proposed vehicle sales facility in the APZ-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a vehicle paint and body shop to a residential use; 2) permit a vehicle paint and body shop as a principal use; 3) increase block wall height; 4) reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and 5) modified street standards.

DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed tire sales and installation facility; 4) proposed vehicle maintenance facility; 5) proposed vehicle paint and body shop; 6) proposed vehicle repair facility; 7) proposed vehicle rental facility; and 8) proposed vehicle sales facility on 3.9 acres in a M-D (Designed Manufacturing)(APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jd (For possible action)

RELATED INFORMATION:

APN:
140-20-201-015

USE PERMITS:

1. Reduce the separation from a gasoline station to a residential use to 136 feet where 150 feet was previously approved and a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Reduce the separation from a tire sales and installation facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
3. Reduce the separation from a vehicle maintenance facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).

4. Reduce the separation from a vehicle repair facility to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
5. Permit a proposed vehicle paint and body shop facility per Table 30.44-1.
6. Permit a proposed tire sales and installation facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
7. Permit a proposed vehicle maintenance facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
8. Permit a proposed vehicle paint and body shop in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
9. Permit a proposed vehicle repair facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
10. Permit a proposed vehicle rental facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.
11. Permit a proposed vehicle sales facility in the APZ-2 Overlay District per Section 30.48.080 and Table 30.48-AE.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a vehicle paint and body shop to a residential use to 90 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
2. Permit a vehicle paint and body shop as a principal use where required as an accessory use to automobile or off-highway vehicle sales per Table 30.44-1.
3. Increase decorative block wall height to 8 feet where a maximum wall height of 6 feet is permitted per Section 30.64.020 (a 33.3% increase).
4. Reduce the minimum throat depth for driveways to 11 feet where 75 feet is required per Uniform Standard Drawing 222.1 (Commercial Driveway Geometrics) (an 86% reduction).
5. Reduce the driveway departure distance (driveway off-set) from Lamb Boulevard for a driveway along Lake Mead Boulevard to 160 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4324 E. Lake Mead Boulevard
- Site Acreage: 3.9
- Project Type: Convenience store/gasoline station/vehicle maintenance, paint and body, repair, rental, and sales
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/21 (building 2)/21 (building 3)/19 (fuel canopy)
- Square Feet: 3,000 (convenience store)/14,790 (building 2)/14,441 (building 3)
- Parking Required/Provided: 160/160

History and Request

A use permit, waivers of development standards, and design reviews were previously approved for the project site via UC-18-0168 by the Board of County Commissioners in April 2018. Per a condition specified within the Notice of Final Action for the use permit, a vehicle paint and body shop was not allowed within the approved facility. The applicant subsequently applied for a waiver of conditions, WC-18-400198 (UC-18-0168), to permit the vehicle paint and body shop at the project site. The Board of County Commissioners approved the waiver of conditions in October 2018 permitting the vehicle paint and body shop. This request is for an extension of time for UC-18-0168, which expired in April 2020. The applicant did not submit an extension of time for the previously approved entitlements due to the stay at home order issued by the Governor's office.

Site Plans

The previously approved plans depict a proposed convenience store (building 1), consisting of 3,000 square feet, located at the southeast corner of the site. A gasoline station, consisting of a fuel canopy with an area of 3,848 square feet, is located to the southwest of the convenience store. Building 2, located to the north of the convenience store, consists of 14,790 square feet and contains 6 service bays for vehicle maintenance and 6 service bays for vehicle repair. Tire sales and installation is also proposed within building 2. Building 3, located immediately to the north of building 2, consists of 14,441 square feet. The vehicle paint and body shop is located in building 3, with an overall area of 12,963. A customer service area and office consisting of 980 square feet are located within the western portion of building 3. The auto sales and rental office, consisting of 496 square feet, is also located within building 3. Five parking spaces are designated for the sale of vehicles and 5 parking spaces are designated for the rental of vehicles. The service bay doors associated with building 3 are located on the south side of the facility, facing toward the interior of the development and building 2. The service bay doors on the north side of building 2 are oriented toward the interior of the development and the south side of building 3. The service bay doors featured on the south side of building 2 are screened from Lake Mead Boulevard by a combination of the convenience store, fuel canopy, and proposed street landscaping. A 20 foot wide landscape area is located behind the existing attached 5 foot wide sidewalks along Lake Mead Boulevard and Lamb Boulevard. An 8 foot high block wall is located along the northern and eastern property lines, and between buildings 2 and 3 to screen the drive aisle and loading spaces servicing the buildings from Lamb Boulevard. Eight bicycle spaces are provided for the project site. The required trash enclosures are located to the northeast of the convenience store and building 2. A loading space is located adjacent to the northwest corner of the convenience store. Two loading spaces are located between buildings 2 and 3, servicing the vehicle maintenance and repair facilities. An internal network of 5 foot wide pedestrian walkways is provided throughout the site linking the 3 buildings together. Five foot wide pedestrian walkways connecting the existing public sidewalk to the proposed buildings are also depicted on the site plan. A 5 foot wide pedestrian sidewalk is also provided around the perimeter of the convenience store, building 2, and building 3. The proposed development requires 160 parking spaces where 160 parking spaces are provided. Access to the project site is granted via 2 proposed commercial driveways along Lamb Boulevard and 1 commercial driveway along Lake Mead Boulevard.

Landscaping

The previously approved plans depict a 20 foot wide landscape area along the north and east property lines of the project site, adjacent to the existing residential uses. Twenty-four inch box large evergreen trees, planted 20 feet on center, are located within these landscape areas. Additionally, an 8 foot high decorative block wall is located along the northern and eastern property lines. A 20 foot wide landscape area is located behind the existing 5 foot wide attached sidewalks along Lake Mead Boulevard and Lamb Boulevard. Large, 24 inch box trees are planted 20 feet on center within these landscape areas in addition to shrubs and groundcover. Large, 24 inch box trees are equitably distributed throughout the interior of the parking lot per Code requirements.

Elevations

The plans depict a proposed convenience store with a height ranging from 22 feet to 24 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the northwest elevation of the building. The northwest elevation also features a stucco exterior with a contrasting color scheme. The north, south, east, and west elevations of the convenience store feature varying rooflines and a stucco exterior. The convenience store will feature a natural gray and sandstone color schematic.

The plans for building 2 depict a proposed vehicle maintenance and repair facility with a height ranging from 19.5 feet to 21 feet to the top of the parapet wall. The service bay doors for building 2 are located on the north and south sides of the facility. An aluminum storefront window system is also featured on portions of the north and south elevations. The exterior of the building consists of split-face and smooth face CMU block. Building 2 will feature a natural gray and sandstone color schematic.

The plans for building 3 depict a proposed vehicle paint and body shop with a height ranging from 19.5 feet to 21 feet to the top of the parapet wall. The service bay doors for building 3 are located on the south side of the facility. The east elevations feature an aluminum storefront window system with an exterior consisting of split-face and smooth face CMU block. The north, south, and west elevations feature an exterior consisting of split-face and smooth face CMU block. An aluminum storefront window system is also featured on a portion of the south elevation. Building 3 will feature a natural gray and sandstone color schematic.

The fuel canopy measures 19 feet in height and 148 feet in length. A 5 foot high stone veneer base is featured on each steel supporting column of the fuel canopy. Decorative stone veneer and a stucco coating is featured along the roofline of the canopy. The fuel canopy will be painted with neutral, earth tone colors.

Floor Plans

The previously approved plans depict a convenience store (building 1) consisting of 3,000 square feet featuring walk-in coolers, gaming area, restroom, office, cashier's area, retail area, kitchen preparation area, and janitorial and electrical closets.

Building 2 features 6 vehicle maintenance bays each measuring 1,305 square feet in area. Tire sales and installation is featured within 1 of the maintenance bays. Six vehicle repair bays are

also featured within building 2, each measuring 1,305 square feet in area. A storage room, and office and customer waiting area are included within 2 of the 12 services bays.

The previously approved plans for building 3 depict a vehicle paint and body shop consisting with an overall area of 12,965 square feet. A customer service area and office consisting of 980 square feet are located within the western portion of building 3. The auto sales and rental office, consisting of 496 square feet, is also located within the building.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0168:

Current Planning

- No vehicle paint shop;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Install cameras for surveillance and security that can be used by public safety.
- 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;
- Construct bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0123-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they are close to attaining approval of the civil improvement plans for the project site, including the off-site improvement plans (PW19-11610). The traffic study (PW18-18506) for the project site has been submitted and the drainage study (PW18-16034) has been approved.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0031	Increased finished grade in conjunction with a previously approved vehicle repair and maintenance facility	Approved by BCC	April 2019
UC-18-0672	Established a vehicle paint and body shop facility, reduced separation requirements and allowed a vehicle paint and body shop as a principal use in conjunction with previously approved tire sales and installation, vehicle maintenance, and vehicle repair facilities	Approved by BCC	October 2018
WC-18-400198 (UC-18-0168)	Waiver of conditions for no vehicle paint shop in conjunction with previously approved tire sales and installation, vehicle maintenance, and vehicle repair facilities	Approved by BCC	October 2018
TM-18-500131	3 lot commercial subdivision	Approved by PC	September 2018
UC-18-0168	Various uses including convenience store, gasoline station, tire sales and installation facility, vehicle maintenance facility, vehicle repair facility, vehicle rental facility, and vehicle sales facility - no vehicle paint shop	Approved by BCC	April 2018
WC-18-400054 (ZC-0307-11)	Waiver of conditions for 24 inch box trees with no shrubs within the landscape area along the street frontage	Approved by BCC	April 2018
TM-0125-12	1 lot commercial subdivision - expired	Approved by PC	January 2013
ZC-0307-11	Reclassified the project site from R-T, R-2, R-4, and C-2 to an M-D zoning with use permits for a convenience store, reduced separation from a convenience store to a residential use, reduced setback from a service station to a residential use; and a design review for a convenience store and service station and lighting and signage	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-T	Single family residential
East	Business and Design/Research Park	R-T	Manufactured home park
South	Commercial Neighborhood	C-1	Undeveloped & commercial center
West	Commercial General, Institutional, and Business and Design/Research Park	C-2 & R-2	Gasoline station with a convenience store & place of worship

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.

Staff finds the applicant has demonstrated satisfactory progress towards commencing the previously approved project for a convenience store, vehicle repair and maintenance facility. Therefore, staff recommends an additional 2 years to commence the project.

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 April 18, 2022 to commence;
- 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LNY INVESTMENT, LLC
CONTACT: MOHAMMAD HAMMOUDEH, 2468 PING DR, HENDERSON, NV 89074

DRAFT