



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 16, 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](http://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](mailto:jillniko@hotmail.com)

County Liaison(s): Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov) Kelly Benavidez [kdb@ClarkCountyNV.gov](mailto: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 July 2, 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 July 16, 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)
  - 1. Receive a presentation on Hollywood Extension proposed alignments - Denis Cedurburg, Director, Clark County Public Works. (for discussion)
- VI. Planning and Zoning

**08/04/20 PC**

- 1. **UC-20-0260-UNITED BROTHERS, LLC:**  
**USE PERMIT** to allow a hotel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow kitchens within the hotel guest rooms; 2) increase building height; 3) eliminate cross access; 4) reduce parking; 5) reduce setback; 6) eliminate the loading space; and 7) reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) a proposed hotel; and 2) allow alternative parking lot landscaping on a portion of 4.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Craig Road and Lamb Boulevard within Sunrise Manor. MK/jor/jd (For possible action)**08/04/20PC**

**08/05/20 BCC**

- 2. **UC-20-0241-NMG CAPITAL PARTNERS II ETAL & GKT 5, LLC:**  
**USE PERMITS** for the following: 1) retail sales; and 2) hazardous materials and used oil.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) retail building; and 2) increased grade on a 1.5 acre portion of a 21.0 acre site in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Carey Avenue within Sunrise Manor. MK/bb/jd (For possible action)**08/04/20 BCC**
- 3. **ZC-20-0266-DISCOUNT DUMPSTERS, LLC:**  
**ZONE CHANGE** to reclassify 5.1 acres from R-E (Rural Estates Residential) (AE-70 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone for future development. Generally located on the east side of Nellis Boulevard, 750 feet north of Carey Avenue within Sunrise Manor (description on file). MK/bb/jd (For possible action) **08/04/20 BCC**
- 4. **ZC-20-0268-REBEL OIL COMPANY INCORPORATED:**  
**ZONE CHANGE** to reclassify 1.6 acres from R-E (Rural Estates Residential) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone.  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) alcohol sales, beer and wine - packaged only; 4) alcohol sales, liquor - packaged only; and 5) reduce the separation for a proposed convenience store to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalk on Pecos Road; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station; and 2) increased finished grade. Generally located on the north side of Cheyenne Avenue and the east side of Pecos Road within Sunrise Manor (description on file). LW/lm/xx (For possible action) **08/04/20 BCC**

5. **ZC-20-0269-REBEL OIL COMPANY INCORPORATED:**  
**ZONE CHANGE** to reclassify 1.9 acres from R-E (Rural Estates Residential) (AE-75) Zone and H-2 (General Highway Frontage) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone for future industrial development. Generally located on the north side of Cheyenne Avenue and the west side of Queen Street within Sunrise Manor (description on file). LW/lm/jd (For possible action) **08/04/20 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/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 30, 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>

**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



## Sunrise Manor Town Advisory Board

July 2, 2020

### MINUTES

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Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Brady Bernhart
Secretary: County Liaison:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a> Kelly Benavidez	

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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 June 11, 2020 Minutes

**Moved by: Ms. Malone**  
**Action: Approved**  
**Vote: 5-0/ Unanimous**

IV. Approval of Agenda for July 2,, 2020

**Moved by: Ms. Catro**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

V. Informational Items: Ms. Benavidez shared with everyone that the Health District, Clark County and the School District have set up free Covid-19 testing at 3 middle schools. Cortney Middle School July 10-11, Monaco Middle School July 17-18, Jerome Mack Middle School July 24-25, & Roy Martin Middle School July 31-August 1st. All days are 8am-1pm.

## VI. Planning & Zoning

07/21/20 PC

1. **PA-20-700148-S Z INCOME TRUST & BOHN MICHAEL F TRS:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from BDRP (Business and Design/Research Park) to IND (Industrial) on 4.7 acres. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road. MK/pd (For possible action)07/21/20 PC  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 5-0/Unanimous**
  
2. **WS-20-0229-NVDD HOLDING RP1, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate parking lot landscaping.  
**DESIGN REVIEW** for a building addition in conjunction with an existing recycling center and materials recovery facility on 2.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the north side of Cartier Avenue, 360 feet west of Lamont Street within Sunrise Manor. MK/nr/jd (For possible action)07/21/20 PC  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

07/22/20 BCC

3. **ET-20-400049 (ZC-0215-15)-SULEIMAN, WATHIQ:**  
**USE PERMIT THIRD EXTENSION OF TIME** to commence retail sales as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced street landscape width; **2)** reduced trash enclosure setback from a residential development; **3)** reduced setbacks; and **4)** reduced height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. (description on file). LW/tk/jd (For possible action)07/22/20 BC  
  
**Moved by: Ms. Malone**  
**Action: Approved**  
**Vote: 5-0/Unanimous**

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 16, 2020

X. Adjournment  
The meeting was adjourned at 6:50 p.m.

08/04/20 PC AGENDA SHEET

HOTEL  
(TITLE 30)

CRAIG RD/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0260-UNITED BROTHERS, LLC:**

**USE PERMIT** to allow a hotel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow kitchens within the hotel guest rooms; **2)** increase building height; **3)** eliminate cross access; **4)** reduce parking; **5)** reduce setback; **6)** eliminate the loading space; and **7)** reduce throat depth.

**DESIGN REVIEWS** for the following: **1)** a proposed hotel; and **2)** allow alternative parking lot landscaping on a portion of 4.6 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the southeast corner of Craig Road and Lamb Boulevard within Sunrise Manor. MK/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**

140-05-317-003 ptn; 140-05-317-005 ptn

**USE PERMIT:**

Allow a hotel within an M-D (Designed Manufacturing) Zone per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow kitchens within the hotel rooms of a proposed hotel where not permitted per Table 30.44-1.
2. Increase the building height to 56 feet where 50 feet is allowed per Table 30.40-5 (a 12% increase).
3. Eliminate cross access to the parcel to the west (APN 140-05-317-003) where required per Table 30.56-2.
4. Reduce on-site parking to 138 spaces where 155 spaces are required per Table 30.60-1 and Figure 30.64-14(N) (an 11% decrease).
5. Reduce the rear set back of the hotel to 10 feet where 20 feet is required per Table 30.40-3 and Table 30.44-1.
6. Eliminate the loading space where 1 space is required per Table 30.60-6 (a 100% reduction).
7. Reduce the throat depth of a proposed driveway on Craig Road to 13 feet where 75 feet is required per Clark County Uniform Standard Drawing 222.1 (an 81% decrease).

## DESIGN REVIEWS:

1. A proposed hotel.
2. Allow alternative parking lot landscaping per Section 30.64-14.

## LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: 4375 E. Craig Road and 4380 N. Lamb Boulevard
- Site Acreage: 4.6 (portion)
- Number of Guest Rooms: 91
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 56 (maximum)
- Square Feet: 55,121 (proposed hotel)
- Parking Required/Provided: 155/138

#### History & Site Plan

The site plan depicts 2 parcels (140-05-317-003 and 140-05-317-005) on the southeast corner of Craig Road and Lamb Boulevard.

The western parcel (140-05-317-003) consists of the following existing establishments approved via UC-0804-99, UC-1542-00, and UC-1486-05: gasoline pumps on the northwest corner, vehicle maintenance shop along the south property line, a centrally located convenience store and car wash, and a tavern (to be demolished) adjacent to the east property line.

The eastern parcel (140-05-317-005) has an existing hotel on the eastern half of the parcel with parking spaces on the west half of the site; this was previously approved via UC-1514-04.

Existing access to both parcels are located along Lamb Boulevard, Craig Road, and Flossmoor Street. The applicant is proposing an additional driveway 105 feet east of the existing driveway along Craig Road (north). The existing parking spaces are located along the north half of the site and adjacent (west) of the existing hotel (Comfort Inn). In addition, the site plan depicts that the existing tavern will be demolished in order to redesign the parking lot. The parking lot will be retrofitted to feature new parking lot landscaping and serve both the Comfort Inn (existing hotel) and Home 2 Suites (proposed hotel) with 138 parking spaces.

A proposed 6 foot high perimeter wall will be added east of the convenience store which will eliminate the existing east to west cross access and the existing block wall along the south property line will remain,. The proposed hotel will be constructed along the south property line, with a pool area located just east of the building and north of the existing Comfort Inn pool. The site plan also includes pedestrian access, trash enclosure, continuation of concrete walkways to

connect the existing and proposed hotel, and a pedestrian access gate west of the hotel so guests can access the convenience store.

### Landscaping

The landscape plan depicts an existing 15 foot wide landscape planter along the north property line to be enhanced with additional 24 inch box trees, 5 gallon shrubs, and groundcover. Existing trees on the site that are adjacent to the Comfort Inn will remain. Landscaping is also located throughout the parking lot via the landscape finger islands, the porte cochère area, along the proposed 6 foot high block wall to the west, and adjacent to the proposed hotel.

The applicant is proposing alternative parking lot landscaping on the east side of the parking area. The rows of parking spaces require a maximum of 6 parking spaces, with landscape finger islands in between and on each end of the rows. Instead, the applicant is proposing 7 parking spaces with the required amount of landscape finger islands.

### Elevations

The proposed hotel has an overall height of 56 feet and the building has a parapet roof with varying heights. The exterior finishes include paint colors of varying tones of grey, black, and chartreuse. Additionally, exterior materials such as a vintage wood bark cement board and cultured Eldorado stone will be added to the exterior walls for visual appeal. The hotel will also have dark bronze colored aluminum storefront window systems and painted metal doors and frames in a black fox color. The main entrance and porte cachere area are located on the north facing elevation of the building.

### Floor Plans

The first floor of the hotel contains the entry vestibule, gathering area, mechanical/electrical room, restrooms, laundry room, offices, breakroom, elevator lobby, fitness room, food preparation room, and the guest rooms. Additional guestrooms and housekeeping areas are located on the second, third, and fourth floors.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The proposed hotel is identical in site location, site orientation, and the proposed use was previously approved via UC-0947-07; but has since expired. The proposed hotel is a harmonious development to the site since there is an existing hotel on the east half of the parcel (Comfort Inn). Adding the proposed hotel (Home 2 Suites) to the site will enhance the parcel aesthetically and economically, since it will provide employment opportunities to the community and serve military personnel for Nellis Air Force Base and visitors alike. Per the submitted justification letter, the proposed hotel and accompanying waivers will not negatively impact the site or area and this application as proposed generally meets the intent of the Code and the goals and policies of the Sunrise Manor Land Use Plan.



**Prior Land Use Requests for Both APN 140-05-317-003 & 140-05-317-005**

Application Number	Request	Action	Date
UC-0947-07 (ET-400001-12)	Second extension of time to commence a previously approved hotel with kitchens in the guest rooms, increased building height, and reduced setback - expired	Approved by PC	March 2012
UC-0947-07 (ET-400350-09)	First extension of time to commence a previously approved hotel with kitchens in the guest rooms, increased building height, and reduced setback - expired	Approved by PC	February 2010
UC-0947-07	Allowed a hotel with increased building height, and waivers for a reduced setback and allowed kitchens in a hotel where not permitted, and a design review - expired	Approved by PC	January 2008
UC-1576-06	Allowed a hotel with increased building height, a waiver to reduce the setback, and design review for a proposed hotel - expired	Approved by PC	December 2006
UC-1486-05	Allowed on-premises consumption of alcohol in conjunction with a design review for a proposed restaurant/lounge - expired	Approved by PC	October 2005
UC-1514-04	Allowed a motel and restaurant uses (Comfort Inn)	Approved by PC	September 2004
UC-1542-00	Waived screening requirements for a drive-thru car wash in conjunction with an existing convenience store and gasoline station	Approved by PC	November 2000
UC-1872-99	Constructed a 75 foot high flagpole with a maximum size of 800 square foot flag	Approved by PC	January 2000
UC-0804-99	Established a convenience store with gasoline pumps, and a design review for a vehicle maintenance shop and a car wash attached to the convenience store	Approved by PC	July 1999
ZC-1594-98	Reclassified 0.9 acres from R-E zoning to M-D zoning for the parcel to be a part of a future office/warehouse development within a business park	Approved by BCC	October 1998
ZC-0464-94	Reclassified 87.2 acres from R-E zoning to M-D zoning for an industrial business park	Approved by BCC	May 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	C-2 & M-D	Shopping Center
South & East	Business and Design/Research Park	M-D	Office warehouse
West	City of North Las Vegas	C-2	Undeveloped

## **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 has no objection to the proposed hotel (Home 2 Suites). The immediate area is surrounded by commercial and industrial uses and there are similar hotels within the immediate area such as the Holiday Inn Express, Aviation Inn, La Quinta Inn, Best Western, SpringHill Suites, and Hampton Inn. The proposed hotel supports Goal #1 of the Comprehensive Master Plan, which in part states that development should promote economic viability, employment opportunities with development that is compatible with adjacent land uses, and is well integrated with appropriate circulation systems, services, and facilities.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff supports kitchens to be integrated within each guestroom of the proposed hotel. Guestrooms with kitchens are an added amenity for a hotel and may benefit customers. Staff does not anticipate that this request will impact the development and surrounding businesses in a negative manner.

##### Waiver of Development Standards #2

The applicant is requesting to increase the overall building height to 56 feet where 50 feet is the maximum. Increasing the height to 56 feet will not negatively impact the site since the proposed hotel is set back approximately 200 feet from Craig Road (to the north) and is buffered by a parking lot and a significant amount of landscaping. The existing establishments on the site were constructed closer to the public rights-of-way and will not have any visual hindrances since the proposed hotel will be in the rear portion of the parcel (south side). Lastly, UC-0947-07 was previously approved for a proposed hotel with a maximum height of 60 feet, the applicant's request is 4 feet lower. Staff supports this request.

### Waiver of Development Standards #3

The existing establishments on the site include a hotel (Comfort Inn), convenience store with a car wash, gasoline station, and a vehicle maintenance shop. These businesses promote high vehicular and pedestrian traffic; therefore, eliminating the cross access between the hotel uses, and the remaining establishments may further congest the site. Goal #65 of the Comprehensive Master Plan states in part, that commercial development design should encourage opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce on site and off site traffic congestion and hazards; therefore, staff does not support this request.

### Waiver of Development Standards #4

Table 30.60-1 requires 155 parking spaces for the proposed hotel. Staff does not typically support a reduction in parking spaces, especially for proposed hotels. Parking reductions promote potential negative impacts where customers and employees park in unauthorized areas.

However, the on-going trend of ride share services (Uber & Lyft), shuttle services for military personnel to and from Nellis Air Force Base, and customers utilizing rental vans for large groups of customers supports the parking reduction. Furthermore, the applicant also retrofitted the existing parking lot to comply with a majority of the current Title 30 parking lot landscaping standards, which enables a 10 percent parking reduction per Figure 30.64-14. The 10 percent parking reduction decreases the required parking from 172 spaces to 155 spaces and the applicant is proposing 138 parking spaces.

Staff has no objection to the applicant's request due to the submitted parking study and the positive impacts ride sharing and carpooling options customers have to the proposed hotel; therefore, staff is in support of this request.

### Waiver of Development Standards #5

Staff has no objection to the proposed setback reduction. The applicant's landscape plan shows 24 inch box trees and 50 percent shrub coverage along the rear of the building (south side). Furthermore, the existing office warehouse building to the south is set back 65 feet from the existing shared block wall. The proposed setback reduction does not impose any negative impacts to the existing establishments, and this request was previously approved via UC-0947-07 but has since expired; therefore, staff supports this request.

### Waiver of Development Standards #6

Staff does not support the request to eliminate a loading space where 1 is required per Table 30.60-6. Staff understands that the hotel only has 91 rooms, and the applicant anticipates delivery of goods to be limited to small trucks and vans. Per Section 30.60.070 on site loading spaces promote adequate space for standing, loading, and unloading of material or merchandise and avoids undue vehicular and traffic interference.

### Design Review #1

The proposed design of the hotel is architecturally compatible and modern in comparison to the surrounding existing buildings. Staff finds the proposed hotel exhibits a harmonious design and will aesthetically improve the site. The hotel supports Goal #67 of the Comprehensive Master

Plan which in part states that, the building design ensures that the commercial development is compatible with abutting uses and appropriate buffers, landscaping, and building materials are integrated in to commercial developments; therefore, staff recommends approval.

#### Design Review #2

The parking spaces on the easternmost side of the redesigned parking lot has 7 parking spaces in between landscape finger islands where 6 spaces are the maximum. Due to site constraints the applicant cannot further reduce the required parking spaces due to landscape finger island placement. The landscape plan depicts ample parking lot landscaping throughout the site, and the proposed landscaping meets the needs of the site; therefore, staff recommends approval.

#### **Public Works - Development Review**

##### Waiver of Development Standards #7

Craig Road is an arterial right-of-way and sees high volumes of traffic. In addition there is an Regional Transportation Commission (RTC) bus stop located just west of the commercial driveway which could create a safety hazard with the traffic movements entering and exiting the site. However, since Craig Road is a Nevada Department of Transportation (NDOT) road the ultimate decision will be made by NDOT.

#### **Staff Recommendation**

Approval of the use permit, waivers of development standards #1, #2, #4, #5, #7, and design reviews #1 and #2; denial of waivers of development standards #3 and #6.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Incorporate a pedestrian access gate adjacent to the west side of the hotel;
- 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;
- Traffic study and compliance;
- 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 email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0131-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BHUPINDER BHATTI

**CONTACT:** LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, #200, LAS VEGAS, NV 89101

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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>6/11/20</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$1,825</u> CHECK #: <u>ONE</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0260</u> TAB/CAC: <u>SUNRISE MANDR</u> TAB/CAC MTG DATE: <u>7/16</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>8/4/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>BLRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>United Brothers, LLC</u> ADDRESS: <u>10120 S Eastern Ave Suite 206</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-982-6711</u> CELL: _____ E-MAIL: <u>billbhatti@unitedbrothersnv.com</u>	
	<b>APPLICANT</b>	NAME: <u>Bhupinder Bhatti</u> ADDRESS: <u>4375 E. Craig Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-982-6711</u> CELL: _____ E-MAIL: <u>billbhatti@unitedbrothersnv.com</u> REF CONTACT ID #: <u>202563</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-05-317-003 & 140-05-317-005

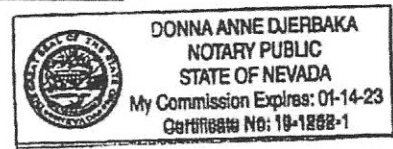
PROPERTY ADDRESS and/or CROSS STREETS: Craig Rd & Lamb Blvd

PROJECT DESCRIPTION: UC for hotel and increased building height, WDS for reduced setback and allow kitchens in the hotel rooms, and a DR

(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.

Bhupinder S Bhatti BAUPINDER S BHATTI  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 12<sup>th</sup> 2020 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Donna Anne Dierbaka



\*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.

LAW OFFICE

*Jay H. Brown, Ltd.*

A PROFESSIONAL CORPORATION  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSIMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

**June 3, 2020**

Current Planning Division  
Department of Comprehensive Planning  
Clark County, Nevada  
500 Grand Central Pkwy  
Las Vegas, Nevada 89155-1841

UC-20-0260

**Re: Justification Letter (Revision 2)  
Special Use Permit for a Hotel; Waivers of Development  
Standards to allow Kitchens within the hotel rooms,  
Increase building height, Reduce Parking, Waive Cross  
Access, Reduce Setback, Waive Loading Area, Reduce  
Throat Depth; and Design Reviews for a proposed hotel  
and Alternative Parking Lot Design.  
Assessor's Parcel Number: 140-05-317-003 & 140-05-317-005**

**To Whom It May Concern:**

On behalf of our Client, United Brothers LLC., please accept this justification letter for a proposed hotel (Home 2 Suites by Hilton) on a portion of a 4.6 acre site in an M-D zone. The applications for the proposed use include a special use permit, waivers of development standards, and design reviews. The proposed hotel is on a 2.8 acre portion of the site with an existing hotel (Comfort Inn and Suites), consists of two parcels and is mostly developed.

**Project Description:**

The hotel is proposed on a site with other existing developments/uses including a hotel (Comfort Inn and Suites with 81 rooms), a convenience store with a gasoline fueling station, a tavern, a vehicle (car) wash, and a vehicle (automobile) and tire repair/maintenance facility. The existing tavern building will be demolished, and the site re-configured to accommodate the proposed hotel. The proposed hotel is located on the south side of the site and west of the existing Comfort Inn and Suites both on the east side of the site. The other developed uses listed above are located on the

west side of the site. Access to the site is from a proposed driveway on Craig Road to the north and via Flossmoor Street to the east. A gated pedestrian opening (access) is depicted on the southern portion of the hotel site through a proposed block wall on the west property. No vehicular access is provided to the developments to the west. No cross access is provided on the south property line which is developed as warehouses in the Collins Business Park and for designed manufacturing uses. A total of 138 parking spaces are provided where 172 spaces are required for the two hotels. A trash enclosure is provided as required by Code.

An existing five-foot-wide attached sidewalk and a minimum 15 foot wide landscaping strip is provided along Craig Road per figure 30.64-18 which complies with Code requirements. Existing landscaping which is enhanced is shown along Flossmoor Street on the east property line. Portions of the landscaped area depicted exceeds Code requirements. A pedestrian pathway from the existing sidewalk to the hotel entry/canopy is depicted on the east side of the driveway entry to the site from Craig Road.

The proposed hotel is four stories and 56 feet high with 91 rooms. The design of the building is the typical Home 2 branding and will be constructed with wood frames, clad with finishes including fiber cement EIFS of contrasting and complimenting colors. Accents include architectural features and enhancements including a combination of the following features: parapets, architectural insets, fiber cement boards, stone veneer at the bottom of the building, glass storefront windows with aluminum frames and painted door frames. A six-foot-high architectural element on the roof of the building near the entry consists of a frosted glass "beacon" which is illuminated from the back at night and semi-transparent during the day. A 12-foot-high canopy/porte cochere is provided on the northern facade of the building and is the front and entry to the hotel.

Signage is not a part of this application.

**We respectfully request approval of the following applications for the proposed hotel:**

**Special Use Permit:**

**Permit a hotel in an M-D Zone Per Table 30.44-1.**

**Justification:**

The proposed hotel caters primarily to business travelers and guests who



stay for extended periods of time to conduct business with major industries and employers in an area. The primary employer in this immediate area is Nellis Airforce Base (Base) which works with various other military operations and departments and private companies. There is an existing hotel on the site and two other hotel projects were previously approved on the site but were not constructed because of economic circumstances. Another hotel at this location will serve the personnel who visit and work in various capacities with and at the Base. The existing hotel on the site already caters to the Airforce Base and the proposed hotel will increase the number of rooms in the area to serve the Base.

### **Waivers of Development Standards for the following:**

- 1) Allow Kitchens within the hotel rooms where not allowed per the Global Use Table 30.44-1.**

#### **Justification:**

This model of business hotel is used mainly by business travelers/guests who typically stay for an extended period. Therefore, the guests may need a kitchen to reheat food and keep/store essential and sundry items needed during their extended stays.

- 2) Increase the height of the hotel to 56 feet where 50 feet is allowed per Table 30.40-5**

#### **Justification:**

The actual height of the building including parapets is up to 50 feet high. The six foot height increase requested is for a brand architectural element located near the front elevation of the building. This architectural roof element near the entry of the hotel is a frosted glass "beacon" which is illuminated from the back at night and semi-transparent during the day. This element enhances the design of the hotel, is narrow and the overall design is un-obstructive. Additionally, a hotel with a height of up to 60 feet was previously approved on the site by action on UC-0947-07 in January 2008. This request is four feet less than the previous approval.

- 3) Waive cross access to the parcel to the west per Table 30.56-2.**

**Justification:**

This request is necessary because the uses on the western portion of the site are essentially incompatible with the existing and proposed hotel on the eastern portion of the site and for the safety reasons outlined. The uses to the west include a convenience store with gasoline sales, a car wash and auto maintenance/repair facility. The main reason for the waiver is to address incompatibility and safety issues. The only area to locate the cross access is on the northwestern portion of the site which is close to the driveway (entry and exit) to the convenience store/gasoline station and the vehicle exit of the existing car wash. A cross access in this area will create conflicts not only with the vehicles entering and exiting this area but also the vehicles exiting the car wash. The other reason for the request is incompatibility of some of the uses and for the safety of the hotel guests by separating the uses. This request is mitigated by providing a pedestrian access gate with safety and security devices and cameras in the wall at the southwestern portion of the site which will allow the hotel guests to go to the convenience store to pick up essential/sundry items and also ensure their safety.

**4) Reduce on-site parking requirements to 138 spaces where 172 spaces are required per Table 30.60-1****Justification:**

The requested 19.8% reduction in parking is justified because of current use of parking for the existing hotel (prior to the pandemic even more so now). Most of the business travelers/guests arrive at the site by other alternate modes of transportation such as shuttle buses/vans and rider-share applications (Uber or Lyft). Others arrive as groups who rent one vehicle being a car or van for use by the entire group (rental pool). The guests also use this same mode of transportation while staying at the hotel. Most guests are picked up and dropped off at the base to conduct business and back. The typical hotel occupancy level for the existing hotel is 75% of 80% which means that even if all hotel guest drove to the site only up to 80% of the parking lot will be utilized. However, because most guests use alternate modes of transportation when arriving, staying, and leaving the hotels such as shuttles, ride-share, and group vans only up to 60% or less of the required parking is utilized. This justification is supported by the Clark County Parking Study prepared by Jacobs

Engineering in 2015 for The Regional Transportation Commission of Southern Nevada. Also based on analysis from the Parking Generation White paper which includes ITE Parking Generation parking demand tables, which show that an average business hotel generates a parking requirement of 0.64 parking spaces per room which in this case is 110.08 or 111 parking spaces. This is a national standard uses and pulled from various cities around the country. Therefore, the 138 parking spaces provided for the entire hotel site exceeds the average parking demand and justifies the 19.8% reduction which makes the parking provided appropriate for the site (copies of the relevant pages from the Clark County Parking Study and Parking Generation White Paper are attached). Additionally, since this is a developed site which was reconfigured and retrofitted for this project and additional parking lot landscaping is provided a 10% reduction is allowed per Section 30.64-14 (N) in some cases which if applied in this case will result in an actual request for a 9% reduction in parking for the hotel site.

- 5) Reduce the rear set back (south) to 10 feet where 20 feet is required per the Global Use Table 30.44-1 and Table 30.40-2 (R-3 standards)**

**Justification:**

This request is justified because of the design of this site and industrial complex to the south which includes a block wall and grade difference along the southern property line. The property to the south is developed as an M-D zoned industrial complex (Collins Business Park). There is an existing block wall on the south property line between the hotel site and the industrial complex. The hotel site is also higher than the industrial complex and due to the grade difference the area is sloped to the south and a private drive exists between the sloped area and the building creating a large separation between the uses along the south property line. An eight (8) and up to 17-foot-wide landscape area is provided along the south side of the hotel buildings and along the south property line. The existing block wall, landscaping, and sloped areas of the industrial complex in combination justify the requested setback reduction. Additionally, this same waiver was previously approved by action on UC-0947-07.

- 6) Waive the Loading Area Requirement per Table-30.60-6**

**Justification:**

This request is justified because of the size of the hotel which consists of only 91 rooms with limited staff and no meeting areas except a small gathering area for guests during breakfast. Delivery operations to an extended stay/or business hotels are by Vendors and Delivery services that use small trucks and vans that can use the porte cochere/canopy which is similar to the operations for the existing Comfort Inn and Suites where there is a similar porte cochere/canopy. This practice is justified where alternative loading is allowed per Section 30.60.080.2, .3 & .4. Allowing this alternative will ensure that more parking is provided on the site and circulation is not impacted and these small delivery trucks do not park in drive aisles. These small trucks and vans can utilize parking spaces adjacent to the hotel during the short time deliveries are made to the site.

**7) Reduce the throat depth of the proposed Driveway on Craig Road to 14 feet where 75 feet is required.**

**Justification:**

This request is justified because of the existing access to the site from Flossmoor Street on the east side of the site. This access will reduce the number of vehicles that will use the proposed driveway on Craig Road to the site. This existing access mitigates concerns such as stacking/queuing onto Craig Road from the proposed driveway. Since both hotels on the site are extended stay developments that cater to business travelers and in this case the Airforce Base; most guests typically use rideshares, shuttles/vans and rental carpools as alternate modes of transportation when guests at the hotels. This limits the number of vehicles accessing or parking at the site (see parking analysis), therefore, reducing and or mitigating impacts on the driveway. The operation of the hotels and arrivals and departures to the site also do not result in surges/concentrations of vehicles accessing the site during peak times or at any particular time of the day, therefore, reducing the impact on the subject driveway. The proposed driveway has an aisle length with a more than 100 foot clearance with no parking spaces that allow vehicles to back out directly into this main drive aisle, therefore, greatly eliminating vehicular conflicts that will impact the subject driveway access to the site. Furthermore, a redesign to extend the throat depth into the site will result in additional reduction in parking which per the current request and analysis is justified by studies and national standards. In

addition, changes to the parking layout will result in dead zones and negatively impact on-site circulation.

**Design Review 1:**

For a proposed hotel in an M-D Zone per Table 30.16-9.

**Justification:**

The architectural design of the hotel including the building materials, accents and the architectural roof element over the entry consisting of a frosted glass “beacon” which is illuminated from the back at night and semi-transparent during the day is appropriate and compatible with the existing hotel on the site and the other surrounding developments in the area.

**Design Review 2:**

Permit an alternative parking lot (landscape island) design per Section 30.64-14 (M)

**Justification:**

Because this site is partially developed the site is constrained, however, the intent is to provide even more parking than is justified by the parking analysis. The intent is also to retrofit the site to accommodate the required landscape islands and parking as justified by the submitted analysis. This alternate landscape island design will achieve the same objective of providing landscaping in a parking lot to reduce heat effects and design/construct a sustainable development. Additionally, this requested alternative can be justified per Section 30-14 (L) for an alternate design when a site is redeveloped.

The proposed hotel and accompanying waivers will not negatively impact the site or area; are appropriate for the area and is compatible with the existing and developed uses in the immediate vicinity and entire area. The hotel will serve the Airforce Base, other businesses, as well as provide needed employment in the area especially after the Pandemic. This application as proposed generally meets the intent of the Code and the goals and policies of the Sunrise Manor Land Use Plan.

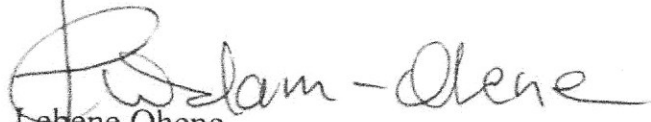
We appreciate your consideration in the review and recommendation of approval for the application. Please call me at 702-598-1429, if you have any questions or need additional information.

LAW OFFICE

*Jay H. Brown, Ltd.*  
A PROFESSIONAL CORPORATION

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene  
Land Use and Development Consultant

08/05/20 BCC AGENDA SHEET

RETAIL BUILDING  
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0241-NMG CAPITAL PARTNERS II ETAL & GKT 5, LLC:**

**USE PERMITS** for the following: **1)** retail sales; and **2)** hazardous materials and used oil.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEWS** for the following: **1)** retail building; and **2)** increased grade on a 1.5 acre portion of a 21.0 acre site in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the west side of Nellis Boulevard, 350 feet north of Carey Avenue within Sunrise Manor. MK/bb/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

140-17-810-004 ptn

**USE PERMITS:**

1. To allow the retail sale of auto parts.
2. To allow accessory storage of hazardous materials including batteries, bulk oil, used oil and other retail storage of flammable and combustible liquids.

**WAIVER OF DEVELOPMENT STANDARDS:**

To allow a 25 foot throat depth where 150 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).

**DESIGN REVIEWS:**

1. A retail building
2. Increase the finished grade up to 36 inches where 18 inches is the standard per Section 30.32.040 (a 50% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 21/1.5 leased (portion)
- Project Type: Retail building

- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 6,912
- Parking Required/Provided: 28/34

#### Site Plan

The plan depicts a 6,912 square foot retail auto parts building located adjacent to an existing Lowes hardware center at the northwest corner of Nellis Boulevard and Carey Avenue. The site plan complies with parking requirements. There are 16 parking spaces, including 2 accessible parking spaces located on the east side of the building adjacent to Nellis Boulevard. An additional 18 parking spaces and the loading zone will be located on the west side of the building. The other adjacent property's to the north and south along the west side of Nellis Boulevard are undeveloped. The plan indicates the need for up to 36 inches of fill to develop this property. Sound attenuation will be required due to the close proximity to Nellis Air Force Base and being located in the AE-70 Airport Environs Overlay District. A 25 decibel reduction of noise levels is required per Table 30.48-AE. Pedestrian access is provided on the east, west, and south sides of the building with an existing sidewalk along the Nellis Boulevard frontage.

#### Landscaping

The proposed landscaping exceeds Title 30 requirements with 46 large trees and almost 200 smaller 5 gallon shrubs. The applicant has agreed to construct a sidewalk on the north side of the main entry driveway leading to the Lowes Hardware Store parking lot. The landscape planter adjacent to Nellis Boulevard has an attached sidewalk and is 20 feet wide. The landscape planter along the north boundary is 14 feet wide and there is a 43 feet wide planter on the west boundary. The south side includes a proposed attached sidewalk with a 36 foot to 46 foot wide landscaping planter. All planters incorporate 24 inch box trees planted 20 feet on center with shrubs and groundcover.

#### Elevations

The elevations depict an up to 24 foot tall building constructed of a combination smooth and split face CMU with clear anodized aluminum and Oldcastle glass vistawall system storefront facing Nellis Boulevard. There are no garage bay doors included with the building design. The east and south facing side of the building will include an articulated façade with alternating smooth face and split face painted surfaces. All 4 sides of the building will include a smooth face band painted to match the sign. The roof is a flat parapet with pre-finished and painted downspouts and overflow.

#### Floor Plan

The floor plan depicts a 6,912 square foot shell with an open floor concept with rack systems for storage of retail goods, auto parts, batteries, bulk oil, used oil, retail cashiers, and various part storage racks.

#### Signage

Signage is not a part of this request.



**Applicant's Justification**

The applicant is proposing to construct an Advance Auto retail store on a 1.5 acre portion of a 21 acre lot. The entrance location allows the required maneuverability for trucks to deliver parts to the store without impacting the customer's circulation and parking. Any other entrance would impact truck access. The fill required for construction is less than 36 inches and will not significantly change the character of the site. Advance Auto is an established retail chain auto parts store with modern buildings, flat roof parapet design and is oriented towards Nellis Boulevard. The applicant has communicated with Nellis Air Force base and will comply with related requirements.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0754-08	Bank and convenience store	Approved by BCC	September 2003
UC-0895-06	Shopping center & convenience store	Denied by BCC	October 2006
DR-1631-05	Large scale retail business	Approved by BCC	December 2005
UC-0928-05	Hardware store	Approved by BCC	September 2005
UC-1419-95	Overhead transmission line	Approved by PC	September 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Business and Design/Research Park	M-D	Undeveloped & Lowes hardware store
East	Public Facilities	M-D & M-1	Utility substation & 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 Permits**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Land Use Plan and Code when considering it is located adjacent to a major retail center and is able to meet or exceed minimum Title 30 requirements for landscaping and parking. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, parking, or other matters affecting the public health, safety, and general welfare. The development of a retail sales commercial building in close proximity to a large retail center is consistent with the character of the neighborhood. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

#### Waiver of Development Standards

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

#### Design Review #1

The proposed development is compatible with adjacent development and development in the area, including buildings, structures, and proposed improvements. The proposed development is consistent with the Business and Design Research Park element of the applicable land use plan when considering that vehicle sales and services are anticipated. Building and landscape materials are appropriate for the area and for the County. The applicant's landscape plan exceeds requirements and provides a greater width of landscape than found in other similar developments. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.

Appropriate measures are taken to secure and protect the public health, safety, and general welfare if the applicant coordinates security requirements with law enforcement. The applicant is aware of FAA and other additional requirements and standards as established in Sections 30.16.210 through 30.16.240 and is communicating with Nellis Air Force base prior to construction.

#### **Public Works - Development Review**

##### Waiver of Development Standards

The majority of users of the shopping center will proceed to this Nellis Boulevard driveway as it functions as a main entrance to the site. The site can be redesigned to help circulate the traffic movements and meet the minimum requirements per Uniform Standard Drawing 222.1. Staff cannot support this request to reduce the throat depth.

#### Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**Staff Recommendation**

Approval of the use permits and design reviews; denial of waiver of development standards.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Coordinate video surveillance installation with the Metropolitan Police Department;
- 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;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised 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 a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0246-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DWYER ENGINEERING**

**CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH ROAD, SUITE E, LAS VEGAS, NV 89128**

**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: _____ PLANNER ASSIGNED: <u>SSB</u> ACCEPTED BY: <u>SSB</u> FEE: <u>\$1825</u> CHECK #: _____ COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>AE-70, AP2-2</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS/DR 20-0241</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>7-16</u> TIME: <u>6:30 am</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-5 9am</u> ZONE / AE / RNP: <u>M-D, AE-70, AP2</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>NMG Capital Partners II</u> ADDRESS: <u>8311 W. SUNSET ROAD #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-499-3408</u> CELL: <u>702-499-3408</u> E-MAIL: <u>vtorres@mosaicred.com</u>	
	APPLICANT	NAME: <u>R. Blayne Soule, Dwyer Engineering Inc.</u> ADDRESS: <u>7310 Smoke Ranch Suite E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-254-2200</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>194580</u>		

ASSESSOR'S PARCEL NUMBER(S): 140-17-810-004  
 PROPERTY ADDRESS and/or CROSS STREETS: N Nellis Blvd and E Carey Ave  
 PROJECT DESCRIPTION: Auto Parts Retail Store

(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.

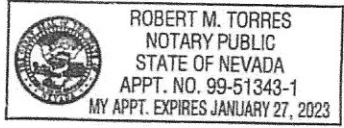
Property Owner (Signature)\*

Scott Grayson  
 Property Owner (Print)

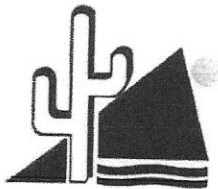
STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 1, 2020 (DATE)  
 By SCOTT GRAYSON

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.



**DWYER ENGINEERING, INC**  
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

**JUSTIFICATION LETTER**

To: Clark County Planning Department – Design Review/Use Permit

Date: May 26, 2020

Subject: Advance Auto at Nellis Blvd. and Carey Ave.  
Auto Parts Retail Store and related Parking Area.  
APN: 140-17-810-004

UC-20-0241

**PLANNER  
COPY**

From: R. Blayne Soule, P.E.

Advance Auto is an established retail chain with buildings of modern, flat roof /parapet design and esthetic exterior materials, signage and earth-tone colors.

Advance Auto is seeking to lease approximately 1.5 acres of Parcel 140-17-810-004, which is currently owned by Lowes HIW, Inc., and build a new 7,000 SF auto parts retail store located between Nellis Blvd. and the existing Lowes main parking lot.

This area is currently mapped as a commercial subdivision with CC&R's in place governing parking, utilities, access, maintenance, landscaping etc.

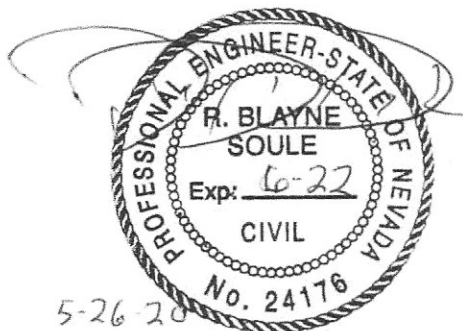
For this site development, Advance Auto is:

- Asking for a design review for the development, which is to have fill greater than 18" in depth.
- Seeking a retail special use permit because the zoning is currently for designed manufacturing (MD).
- Requesting a waiver for 25' minimum throat depth on the private access road as this is the best position for truck circulation for trucks entering the site for deliveries etc. This entrance location allows the required maneuverability for our trucks to deliver parts to the store without impacting the customers circulation. Any other entrance location would impact the trucks entering and exiting the site.

Sincerely,

DWYER ENGINEERING, INC.

R. Blayne Soule' P.E.



5-26-20

W:\Projects - Current\Red Sky-Advanced Auto-Deacr

08/05/20 BCC AGENDA SHEET

FUTURE DEVELOPMENT  
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-20-0266-DISCOUNT DUMPSTERS, LLC:**

**ZONE CHANGE** to reclassify 5.1 acres from R-E (Rural Estates Residential) (AE-70 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone for future development.

Generally located on the east side of Nellis Boulevard, 750 feet north of Carey Avenue within Sunrise Manor (description on file). MK/bb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-16-401-003

**LAND USE PLAN:**  
SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2536 N. Nellis Boulevard
- Site Acreage: 5.1

Site Plan

The 5.1 acre property is approximately 165 feet wide by 1,300 feet long. There is an existing 1,922 square foot single family home located near the middle of the property. The property has access from Nellis Boulevard on the west and Betty Lane from the east.

Signage

Signage is not a part of this request.

Applicant's Justification

The owner is requesting to reclassify the 5.1 acre property to an M-1 zone to consolidate with existing and adjacent properties under the same ownership located to the north. The owner has not decided how to use this property and does not have a proposed design for consideration. As soon as a plan is developed, the applicant will submit an application for design review.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Vehicle repair, storage, & industrial
South	Industrial	M-1 & M-D	Utility & storage
East	Nellis Air Force Base	M-1	Water Reclamation facility
West	Business and Design/Research Park	M-D	Undeveloped & Lowes Home Improvement

### Clark County Public Response Office (CCPRO)

CE20-06787 Building without a permit with air quality complaint and grading prior to an approval.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The proposed conforming zone boundary amendment is suitable to the surrounding area and industrial land uses. The majority of the surrounding property is compatibly zoned M-1 with Industrial Planned Land Use designation. Staff finds that the request supports Land Use Goal 11 of the Clark County Comprehensive Master Plan which in part, supports industrial activities such as distribution, logistics, manufacturing, corporations, employment, and power centers to bolster the economic viability of Southern Nevada. Staff recommends approval of this request.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

#### Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 30 feet for Betty Lane.



**Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT:** SCOTT SEASTRAND

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 STE 577, LAS VEGAS, NV 89134

DRAFT



# 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 #)

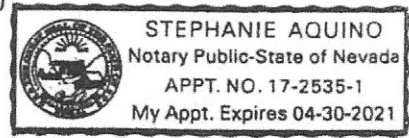
<b>STAFF</b>	DATE FILED: _____ PLANNER ASSIGNED: <u>RBB</u> ACCEPTED BY: <u>RBB</u> FEE: <u>\$1,550</u> CHECK #: _____ COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y</u> <u>N</u> TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0266</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>7-16</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-5 9am</u> ZONE / AE / RNP: <u>R-E, M-D, APZ-2</u> AE-70 PLANNED LAND USE: <u>TND</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <u>Y</u> <u>N</u> Yes LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Discount Dumpsters, LLC</u> ADDRESS: <u>2536 N. Nellis Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-819-7624</u> CELL: <u>702-528-1335</u> E-MAIL: <u>scottseastrand@cox.net</u>	
<b>APPLICANT</b>	NAME: <u>Scott Seastrand / Western Elite</u> ADDRESS: <u>2745 N Nellis Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-550-0190</u> CELL: <u>702-528-1335</u> E-MAIL: <u>scottseastrand@cox.net</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Lucy Stewart / LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-16-401-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 2536 N. Nellis Blvd (Nellis & Carey)  
 PROJECT DESCRIPTION: Zone Change & Design Review

(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.

Ryan Williams Property Owner (Signature)\*  
Ryan Williams Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 4/23/2020 (DATE)  
 By Stephanie Aquino  
 NOTARY PUBLIC: Stephanie Aquino



\*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.

*LAS Consulting*  
1930 Village Center Circle#3-suite 577  
Las Vegas, NV 89134  
(702) 499-6469-cell  
(702) 946-0857-fax

May 27, 2020

20-20 0266

Comprehensive Planning  
500 Grand Central Pkwy, 1<sup>st</sup> floor  
Las Vegas, NV 89155

PLANNER  
COPY

RE: APN 140-16-401-003 Justification letter

Dear Sir or Madam:

Please accept this letter as our request for a zone change to from R-E to M-1. We are also requesting approval of our zone change without plans. The property owner has been trying to organize their properties and decide what they want to do with them. They intend to combine this parcel with parcels they own to the north. They understand they will have to submit a design review in the future once they have determined the design of this property.

The subject property is located on the east side of Nellis Boulevard, between Cartier and Carey. The property is master planned industrial and there are M-1 zoned parcels to the north, south and east. There is an M-D parcel southeast. The parcel is also zoned A-E 70.

We respectfully request your approval of this zone change.

Yours truly,

*Lucy Stewart*

Lucy Stewart

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08/05/20 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION  
(TITLE 30)

CHEYENNE AVE/PECOS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0268-REBEL OIL COMPANY INCORPORATED:**

**ZONE CHANGE** to reclassify 1.6 acres from R-E (Rural Estates Residential) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone.

**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) alcohol sales, beer and wine - packaged only; 4) alcohol sales, liquor - packaged only; and 5) reduce the separation for a proposed convenience store to a residential use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalk on Pecos Road; and 2) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station; and 2) increased finished grade.

Generally located on the north side of Cheyenne Avenue and the east side of Pecos Road within Sunrise Manor (description on file). LW/lm/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-07-406-001 & 140-07-406-002

**USE PERMITS:**

1. Convenience store.
2. Gasoline station.
3. Alcohol sales, beer and wine - packaged only.
4. Alcohol sales, liquor - packaged only.
5. Reduce the separation from a convenience store to a residential use to 170 feet where 200 feet is required per Table 30.44-1 (a 15% decrease).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow attached sidewalk on Pecos Road where a detached sidewalk per Figure 30.64-17 or Figure 30.64-18 is required.
2. a. Reduce the approach distance from a driveway on Pecos Road to zero feet where 150 feet is required by Uniform Standard Drawing 222.1 (a 100% reduction).  
b. Reduce the driveway departure distance from Cheyenne Avenue to 126 feet along Pecos Road where 190 feet required by Uniform Standard Drawing 222.1 (a 33.7% reduction).  
c. Reduce throat depth on Pecos Road to 4 feet where 25 feet is required by Uniform Standard Drawing 222.1 (an 84% reduction).

## **DESIGN REVIEWS:**

1. Convenience store with gasoline station.
2. Increase finished grade to 33 inches (2 feet 9 inches) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 83.3% increase).

## **LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3220 N. Pecos Road
- Site Acreage: 1.6
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height: 23 feet, 8 inches (convenience store)/22 feet, 4 inches (gasoline canopy)
- Square Feet: 5,187 (convenience store)
- Parking Required/Provided: 21/36

#### Site Plan & Uses

The plan depicts a proposed convenience store that will also sell packaged beer, wine, and liquor with gasoline station fuel pump islands which will have access to Cheyenne Avenue and Pecos Road. The convenience store is located on the northerly portion of the site and is set back over 120 feet from Cheyenne Avenue, over 80 feet from Pecos Road, and 30 feet from Irwin Avenue. The fuel pump islands are located on the southerly portion of the site and set back 63 feet from Cheyenne Avenue, 54 feet from Pecos Road, and 47 feet from the east property line. The convenience store building is located 170 feet from the residential property to the northeast, across Irwin Avenue. The gasoline station fuel pump island canopy covers 7 fuel pump islands with fueling stations for 14 vehicles. Site circulation includes drive aisle widths from 24 feet wide to 37 feet wide around the convenience store building and 25 feet to 48 feet around the fuel pump island canopy. Parking spaces are located around the convenience store building with bicycle parking located on the east side of the building, a loading space located near the northeast corner of the building, and trash enclosures located near the northwest corner of the building.

Access to the site is provided by 2 driveways, 1 each on Cheyenne Avenue and Pecos Road. The driveway on Cheyenne Avenue will be a shared with the undeveloped parcel to the east. The plans for the convenience store and gasoline station show the driveway departure distance on Pecos Road at 126 feet north of Cheyenne Avenue and a driveway approach distance at zero feet south of Irwin Avenue.

#### Landscaping

The plan depicts a 15 foot wide landscape area next to the existing attached sidewalk adjacent to Cheyenne Avenue with a mixture of medium and large trees. There is a proposed attached

sidewalk on Pecos Road with a 20 foot wide landscape area that includes small trees with an average of 10 feet between trees under the existing overhead powerlines. Along Irwin Avenue there is a 6 foot average width landscape area located behind an attached sidewalk that includes medium trees planted 16 feet on center. Parking lot landscaping is provide adjacent to all parking areas. All landscape areas include 24 inch box trees, shrubs, and groundcover.

Elevations

The fuel island canopy is 22 feet 4 inches in height and the convenience store is 23 feet 8 inches in height with an area of 5,187 square feet. Architectural enhancement to the buildings include accent stone veneer, variations in the height of the parapet wall, and the use of different colors to break-up the vertical and horizontal planes of the buildings.

Floor Plans

The convenience store has an area of 5,187 square feet with customer service areas, a sales floor, gaming area, storage areas, restrooms, and office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the request conforms to the land use plan and is compatible with the surrounding development and mixture of land uses. The area surrounding the site has very limited access to other convenience stores or similar retailers and will provide a needed service to the commercial and industrial businesses, as well as residents in the area. Additionally, the applicant indicates that the property is approximately 200 feet in depth from curb to curb between Cheyenne Avenue and Irwin Avenue and any driveway access to Pecos Road would not meet the requirements as designed. The driveway on Pecos Road has been situated as far north as possible along with a right-in/right-out to provide effective access and site circulation. There are also 2 existing NV Energy overhead power lines and easements that run through the middle of the site that will be relocated as part of the construction process.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E	Undeveloped & single family residential
South & East	Business and Design/Research Park	R-E & H-2	Undeveloped
West	Business and Design/Research Park	R-E	City of North Las Vegas Park

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0269	A request to reclassify the adjacent parcel to the east from R-E & H-2 to M-D zoning, with no plans, is a related item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

This request conforms to the Sunrise Manor Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the proposed development in the area. Staff finds that the requested zoning also conforms to Aviation Specific Policy 1 of the Comprehensive Master Plan that encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base. Therefore, staff can support this request.

##### Use Permits & Design Review #1

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. While the location of the building could be shifted an additional 30 feet to the south to meet the separation requirement to the residential property to the northeast, the existing street (Irwin Avenue) and the proposed landscaping along the north property line provides a buffer for the uses as encouraged by Urban Specific Policy 62 of the Comprehensive Master Plan.

Staff reviews design review requests to ensure compatibility with existing and planned development in the surrounding area. The design of the building and gasoline fuel pump island is similar to the design of similar uses throughout the Las Vegas Valley. The design of the site meets the intent of Goal 78 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. The increase in the landscaping area helps 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. Therefore, staff can support this request.

##### Waiver of Development Standards #1

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

The proposed attached sidewalk can be supported by staff due to the fact that the south side (Cheyenne Avenue) of the property has attached sidewalks along with the west side of Pecos

Road. The proposed design provides for additional landscaping (20 feet in width) under the existing overhead power lines. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for site security coordination;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0173-2020 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GREY PEAK I, LLC**

**CONTACT: CIVIL 360, 6490 W. DESERT INN RD, LAS VEGAS, NV 89146**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

20-0268

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b> DATE FILED: <u>06/11/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>2700</u> CHECK #: <u>online</u> COMMISSIONER: <u>LN</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>                    </u>	APP. NUMBER: <u>EC/UC/WS/DR</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>7/16/20</u> TIME: <u>6:30</u> PC MEETING DATE: <u>                    </u> BCC MEETING DATE: <u>8/5/2020</u> ZONE / AE / RNP: <u>RE AETS</u> PLANNED LAND USE: <u>SM-BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>                    </u> COMMENCE/COMPLETE: <u>                    </u>
	<b>PROPERTY OWNER</b> NAME: <u>Rebel Oil Company Inc</u> ADDRESS: <u>2200 S Highland Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-382-5866</u> FAX: <u>                    </u> CELL: <u>                    </u> E-MAIL: <u>                    </u>	
	<b>APPLICANT</b> NAME: <u>Grey Peak I, LLC</u> ADDRESS: <u>8657 Rising Rock Cir</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-682-9897</u> FAX: <u>                    </u> CELL: <u>                    </u> E-MAIL: <u>                    </u>	
	<b>CORRESPONDENT</b> NAME: <u>Jennifer Escobedo</u> ADDRESS: <u>6490 W Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> FAX: <u>                    </u> CELL: <u>702-768-0453</u> E-MAIL: <u>jescobedo@civil360lv.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-07-406-001

PROPERTY ADDRESS and/or CROSS STREETS: Cheyenne Ave and Pecos Rd

PROJECT DESCRIPTION: C-Store with Gas

(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.

Dana Cason Teepe  
 Property Owner (Signature)\*

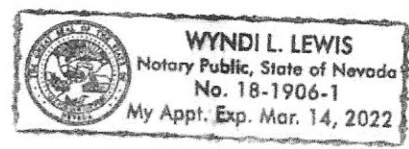
Dana Cason Teepe  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 10, 2020 (DATE)

By Dana Cason Teepe

NOTARY PUBLIC: Wyndi L. Lewis



\*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.



20 - 20 - 0268

June 8, 2020

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

**PLANNER  
COPY**

**RE: Circle K – Cheyenne Ave. & Pecos Rd. (APN: 140-07-406-001)  
Justification Letter for a Conforming Zone Change with Use Permits, Waiver of Design  
Standards, and Design Review  
CIVIL 360 Project No. 13-2001A**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Rebel Oil Company Inc., on this conforming Zone Change and Design Review application for the parcel with APN 140-07-406-001, located at the northeast corner of Cheyenne Avenue and Pecos Road.

**ZONE CHANGE**

On behalf of our client, CIVIL 360 respectfully requests review and approval of a Zone Change from R-E (Rural Estates Residential) to M-D (Designed Manufacturing District) for the parcel noted above. This zone change request from R-E to M-D is in conformance with the Sunrise Manor BDRP Land Use Plan.

This zone change request is required for the future development of this parcel, which is proposed to be developed as a Circle K Convenience Store (C-Store) with Gasoline Station. In addition, the area surrounding this parcel is comprised of a mix of multi-family residential, commercial, general highway frontage, industrial and residential. The College of Southern Nevada's North Las Vegas campus is located approximately 1,500 feet to the west and the entrance to Interstate I-15 is just over a mile to the west from the project site; and there are a limited number of undeveloped parcels remaining in this area. It is for these reasons that we feel this this zone change from R-E to M-D is justified and will allow for use compatibility within the surrounding area.

**DESIGN REVIEW**

On behalf of our client, CIVIL 360 is respectfully requesting the review and approval of a Design Review for the above referenced undeveloped parcel. This proposed development is planning for a Circle K Convenience Store with Alcohol Sales (Beer & Wine – Packaged Only), Alcohol Sales (Liquor - Packaged Only), and a Gasoline Station on approximately 1.68 +/- acres of land within Clark County.

The subject parcel is located at the northeast corner of Cheyenne Avenue and Pecos Road, and is currently undeveloped land. The site is bound by Cheyenne Avenue to the south, Pecos Road to the west, Irwin Avenue to the north and an undeveloped parcel to the east. The subject site shares a common property line with the undeveloped parcel to the east.



The main access will be from a shared driveway off Cheyenne Avenue, with a secondary driveway access off Pecos Road. The proposed site will exceed the required parking spaces per use. The 5,187 SF Convenience Store requires 21 parking spaces, where 36 spaces are provided with two (2) ADA spaces; the site has been designed for more than adequate parking.

We are requesting, as a part of this Design Review, an increase in the finished grade height over 18" per Title 30 Section 30.32.040. Based on existing grades at the site and the adjacent streets, a design finish floor elevation of up to 15" over the 18" limit is anticipated. We are requesting a total grade height of 33" (2.75') with this application.

The applicant is aware that Cheyenne Avenue is within the Nevada Department of Transportation's (NDOT) jurisdiction therefore NDOT coordination, concurrence, and encroachment permits will be requested and required for all work being done within the Cheyenne right-of-way.

Signage for this project will be addressed as a separate request in the future; any signage shown on plans included with this application are for representation purposes only.

This project site has two (2) 10-foot NVE easements that run across the site; one (1) runs north-south across the middle of the parcel, and the other runs east-west across the middle of the parcel. The developer/owner intends to work with NV Energy to convert the overhead power lines to an underground service line, and the existing easements running across/through the parcel will be relinquished. Due to the financial impact of this NVE design coordination, the developer/owner will pursue NVE coordination following the final action of this entitlement request.

### **WAIVER OF DEVELOPMENT STANDARDS**

On behalf of our client, CIVIL 360 respectfully requests review and approval of four (4) Waiver of Development Standards, described as follows:

#### **Approach and Departure Distance**

- A. Request for a reduction in the required Approach Distance length at the proposed Pecos Road driveway. The required approach distance per USDCCA Dwg. No. 222.1 is 150 feet with a request for a reduction to 0 feet; this request is to waive the requirement for the approach distance at the Pecos Driveway.
- B. Request for a reduction in the required Departure Distance length at the proposed Pecos Road driveway. The required departure distance per USDCCA Dwg. No. 222.1 is 190 feet with a request for a reduction to 126 feet; a 33.6% reduction in length.

The existing parcel is located such that along Pecos Road there is approximately 200 feet from curb return to curb return, between Cheyenne Avenue and Irwin Avenue, therefore it is impossible to incorporate a driveway that can provide the required departure and approach distances. However, the proposed entrance from Pecos Road is set as far north as possible from Cheyenne Avenue, which is the primary intersection. In addition, we suggest the driveway is designated as a right-in/right-out only access which would eliminate the need for approach distance since left turns into the driveway will be prohibited. From a design perspective, proposing a secondary access from Pecos Road will allow for the most effective fire access lane and site circulation.



### Throat Depth

Request for a reduction in the required Throat Depth at the proposed Pecos Road secondary driveway entrance. The required throat depth per USDCCA Dwg. No. 222.1 is 25-foot (for parking lots up to 50 parking spaces); we are requesting a reduction to 9-foot depth on the south side and 4-foot depth on the north side of the driveway.

The driveway entrance off Pecos Road is for secondary access and will be limited to right-in/right-out only; the Cheyenne Avenue driveway will provide the site with primary access. Once the site is entered from the Pecos Road driveway, vehicles can immediately turn into a drive aisle that continues around the entire site, and there are two (2) drive aisles running within the site that are 37-foot and 48-foot wide. The proposed site plan allows for sufficient drivable space and circulation throughout the entire site, therefore we feel the reduction in throat depth will not impede or negatively impact the site circulation and safety.

### Landscape Buffer

Request for a reduction in the required landscape requirement for the parcel frontage along Pecos Road, Per Table 30.64-2, Non-Single-Family Residential Screening and Landscape Buffer Requirements Adjacent to Collector/Arterial Streets and Figure 30.64-17 for Detached Sidewalk Requirements.

Per the Title 30 standard, this proposed development should provide detached sidewalk with a 15-foot landscape area. The proposed site plan indicates attached sidewalk per the County (per an active County design/construction project) and a proposed 20-foot wide landscape area along Pecos Road. This application is requesting a waiver of the detached sidewalk where attached sidewalk is already being construction via the County's pavement rehabilitation project along Pecos Road.

For the existing attached sidewalk and proposed 15' wide landscape area along Cheyenne Avenue; these improvements are compatible with the existing attached sidewalk improvements along Cheyenne Avenue and do not require a waiver since the linear street frontage is less than 300 feet.

*Continued next page*



USE PERMITS

Special Use Permit for Convenience Store

On behalf of our client, CIVIL 360 respectfully requests approval of a Special Use Permit to allow for construction of a 5,187 SF Convenience Store with reduced separation by use.

Request for a reduction in the requirement for separation from any residential use on a separate property. For the Convenience Store under Title 30.44-1 Global Use Table, a 200-foot separation is required. The proposed site plan provides a separation of 170 feet from the C-Store building to the nearest residential property northeast of the site; a 15% reduction is being requested.

This proposal for a Convenience Store with reduced separation by use, is a compatible use allowed within the M-D zoning with a Special Use Permit. The area surrounding this project is a mix of commercial, industrial, high-density residential and residential including the College of Southern Nevada's North Las Vegas campus approximately 1,500 feet to the west. The immediate surrounding area surrounding this

parcel has very limited access to other convenience stores or similar retailers, therefore we feel this project will not only be a welcomed new business but will provide a needed service to the commercial/industrial businesses and residential residents in the area.

Special Use Permit for Alcohol Sales, Beer and Wine – Packaged Only

On behalf of our client, CIVIL 360 respectfully requests approval of a Special Use Permit to allow for the sale of Packaged Beer and Wine, from the proposed convenience store.

This proposal for a Convenience Store with Alcohol Sales to include Packaged Beer and Wine is an allowed use within the M-D zoning with a Special Use Permit. The area surrounding this project is a mix of commercial, industrial, high-density residential and residential. This area lacks retail businesses such as this C-store, and the request to allow for the packaged sale of beer and wine is typical for this type of retail business. We feel that this project will not only be a welcomed new business and can provide a needed service to the commercial/industrial businesses and residential residents in the area.

Special Use Permit for Alcohol Sales, Liquor – Packaged Only

On behalf of our client, CIVIL 360 respectfully requests approval of a Special Use Permit to allow for the sale of Packaged Liquor, from the proposed convenience store.

This proposal for a Convenience Store with Alcohol Sales to include Packaged Liquor is an allowed use within the M-D zoning with a Special Use Permit. The area surrounding this project is a mix of commercial, industrial, high-density residential and residential. This area lacks retail businesses such as this C-store, and the request to allow for the packaged sale of liquor is typical for this type of retail business. We feel that this project will not only be a welcomed new business and can provide a needed service to the commercial/industrial businesses and residential residents in the area.



Special Use Permit for Gasoline Station

On behalf of our client, CIVIL 360 respectfully requests approval of a Special Use Permit to allow the construction of a Gasoline Station with reduced separation by use.

Request for a reduction in the requirement for separation from any residential use on a separate property. For the Gasoline Station under Title 30.44-1 Global Use Table, a 200-foot separation is required. The proposed site plan provides a separation of 170 feet from the C-Store building to the nearest residential use property line; a 15% reduction is being requested.

This proposal for a Gasoline Station with reduced separation by use, is a compatible use allowed within the M-D zoning with a Special Use Permit. The area surrounding this project is a mix of commercial, industrial, high-density residential and residential including the College of Southern Nevada's North Las Vegas campus approximately 1,500 feet to the west. The immediate surrounding area surrounding this parcel has very limited access to other gasoline stations, therefore we feel this project will not only be a welcomed new business but will provide a needed service to the commercial/industrial businesses and residential residents in the area.

Thank you in advance for your time and consideration of this new development project with application for a Zone Change, Design Review, Waiver of Standards and Use Permits. We look forward to receiving the County's feedback regarding this application. If you have any questions or require additional information please contact me direct at (702) 940-6942 or via email [jescobedo@civil360lv.com](mailto:jescobedo@civil360lv.com).

Respectfully Submitted,

**CIVIL 360 LLC**

A handwritten signature in cursive script that reads "Jennifer L. Escobedo".

Jennifer L. Escobedo, P.E.  
Principal

08/05/20 BCC AGENDA SHEET

FUTURE INDUSTRIAL DEVELOPMENT  
(TITLE 30)

CHEYENNE AVE/QUEEN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0269-REBEL OIL COMPANY INCORPORATED:**

**ZONE CHANGE** to reclassify 1.9 acres from R-E (Rural Estates Residential) (AE-75) Zone and H-2 (General Highway Frontage) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone for future industrial development.

Generally located on the north side of Cheyenne Avenue and the west side of Queen Street within Sunrise Manor (description on file). LW/lm/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

140-07-406-002

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Future industrial development

Site Plan

This is a conforming zone change request with no plans submitted. The site is 1.9 gross acres in size and bounded by Irwin Avenue to the north, Cheyenne Avenue to the south, and Queen Street to the east.

Applicant's Justification

The applicant indicates the request conforms to the land use plan and is compatible with the surrounding development and land uses. Approval of this request will allow future development of the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-1	Single family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	H-2 & R-E	Undeveloped
East	Business and Design/Research Park	R-E & H-2	Multiple family residential
West	Business and Design/Research Park	R-E	Undeveloped

### Related Applications

Application Number	Request
ZC-20-0268	A request to reclassify the adjacent parcel to the west from R-E to M-D zoning with a use permit, waivers of development standards, and design review for a convenience store and gasoline station is a related item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Zone Change

This request conforms to the Sunrise Manor Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the proposed development in the area. Staff finds that the requested zoning also conforms to Aviation Specific Policy 1 of the Comprehensive Master Plan that encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that there will be a shared driveway on the parcel in conjunction with the development on APN: 140-07-406-001.

#### Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;



- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0173-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREY PEAK I, LLC

**CONTACT:** JENNIFER ESCOBEDO, CIVIL 360, 6490 W. DESERT INN RD, LAS VEGAS, NV 89146

DRAFT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>06/11/2020</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>1050</u> CHECK #: <u>online</u> COMMISSIONER: <u>LW</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: <u>_____</u>	APP. NUMBER: <u>ZC-20-02109</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>7/16/20</u> TIME: <u>10:30</u> PC MEETING DATE: <u>_____</u> BCC MEETING DATE: <u>8/5/2020</u> ZONE / AE / RNP: <u>RE AE 75</u> PLANNED LAND USE: <u>SM-BDRP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>_____</u> COMMENCE/COMPLETE: <u>_____</u>
	PROPERTY OWNER	NAME: <u>Rebel Oil Company Inc</u> ADDRESS: <u>2200 S Highland Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-382-5866</u> FAX: <u>_____</u> CELL: <u>_____</u> E-MAIL: <u>_____</u>	
	APPLICANT	NAME: <u>Grey Peak I, LLC</u> ADDRESS: <u>8657 Rising Rock Cir</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-682-9897</u> FAX: <u>_____</u> CELL: <u>_____</u> E-MAIL: <u>_____</u>	
	CORRESPONDENT	NAME: <u>Jennifer Escobedo</u> ADDRESS: <u>6490 W Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> FAX: <u>_____</u> CELL: <u>702-768-0453</u> E-MAIL: <u>jescobedo@civil360lv.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-07-406-002

PROPERTY ADDRESS and/or CROSS STREETS: Cheyenne Ave and Pecos Rd

PROJECT DESCRIPTION: Zoning Change

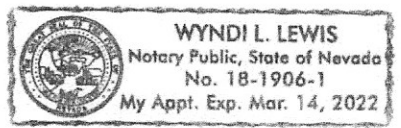
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Dana Cason Teepe Property Owner (Signature)\*      Dana Cason Teepe Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 10, 2020 (DATE)  
 By Dana Cason Teepe

NOTARY PUBLIC: Wyndi L. Lewis



\*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.

zc-20-0269



INTEGRATED PLANNING // ENGINEERING // DESIGN SERVICES

May 28, 2020

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155-1744

**RE: Parcel 140-07-406-002**  
**Justification Letter for a Conforming Zone Change**  
**CIVIL 360 Project No. 13-2001**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Rebel Oil Company Inc., on this conforming Zone Change application for this 1.81-acre parcel with APN 140-07-406-002, located just east of the intersection of Cheyenne Avenue and Pecos Road.

On behalf of our client, CIVIL 360 respectfully requests this Zone Change from R-E (Rural Estates Residential) to M-D (Designed Manufacturing District) for the parcel noted above. This zone change request is for future development; no development plans are included with this request.

This zone change request from R-E to M-D is in conformance with the Sunrise Manor BDRP Land Use Plan. We feel this request is justified for future parcel development and compatibility with the adjacent parcel to the west; therefore, the adjoining parcels would share the same zoning and use compatibility per Title 30.

Should you have any questions or require additional information please contact me directly at (702) 940-6942 or via email [jescobedo@civil360lv.com](mailto:jescobedo@civil360lv.com).

Respectfully Submitted,

**CIVIL 360 LLC**

A handwritten signature in cursive script that reads 'Jennifer L. Escobedo'.

Jennifer L. Escobedo, P.E.  
Principal