



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 12, 2023

6:30pm

AGENDA

Note:

- 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.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Paul Thomas, Member
 Earl Barbeau, Member
 Harry Williams, Member
 Stephanie Jordan, Member
 Sondra Cosgrove, Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manora: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- 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 December 29, 2022. (For possible action)
- IV. Approval of the Agenda for January 12, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Elect a new Chair and Vice-Chair for the Sunrise Manor TAB (for possible action)
Review & Approve the 2023 meeting calendar (for possible action) & Review the Sunrise Manor TAB/CAC Bylaws (for discussion only)

VI. Planning and Zoning

02/07/23 PC

- 1. **PA-22-700007-AVALON PARTNERSHIP GROUP, LLC ET AL.:**
PLAN AMENDMENT to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for Alexander Road. Generally located on Alexander Road (alignment) between Puebla Street and Nellis Boulevard within Sunrise Manor. MK/gtb (For possible action) **02/07/23PC**
- 2. **UC-22-0657-THOMAS, ANTHONY W. TRUST & THOMAS, ANTHONY W. TRS:**
USE PERMIT to allow a warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) waive off-site improvements; and 3) allow an existing unimproved driveway.
DESIGN REVIEW on 0.2 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone. Generally located on the south side of Reflex Drive, 200 feet east of Bledsoe Lane within Sunrise Manor. MK/lm/ja (For possible action) **02/07/23PC**
- 3. **UC-22-0682-SILVER YEARS SERIES 1, LLC:**
USE PERMIT for an automobile minor paint and body shop in conjunction with an existing automobile repair plaza on 2.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (APZ-2) Zone. Generally located on the northeast corner of Lake Mead Boulevard and Moonlite Drive within Sunrise Manor. TS/sd/syp (For possible action) **02/07/23PC**
- 4. **VS-22-0661-RED HOOK CACTUS PARK, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Aristos Avenue (alignment) and Las Vegas Boulevard North, and between Pecos Road and Sandy Lane (alignment) within Sunrise Manor (description on file). WM/gc/ja (For possible action) **02/07/23PC**
- 5. **VS-22-0687-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:**
VACATE AND ABANDON easements of interest to Clark County located between Lamont Street and Nellis Boulevard, and between Craig Road and San Miguel Avenue (alignment) within Sunrise Manor (description on file). MK/md/ja (For possible action) **02/07/23PC**
- 6. **WS-22-0665-NP BOULDER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative exterior materials.
DESIGN REVIEW for a medical office building on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the northeast side of Boulder Highway, 1,600 feet northwest of Lamb Boulevard within Sunrise Manor. TS/hw/ja (For possible action) **02/07/23PC**

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: February 2, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

December 29, 2022

MINUTES

Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – EXCUSED
Earl Barbeau-Vice Chair- EXCUSED Harry Williams- PRESENT
Max Carter – - PRESENT Planning-Hunter White

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: None Present

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

The meeting was called to order at 6:35 p.m.

II. Public Comment: None

III. Approval of the December 15, 2022 Minutes

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

IV. Approval of Agenda for December 29, 2022

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

V. Informational Items: None

VI. **Planning & Zoning**

01/03/23 PC

1. **VS-22-0630-LV CHEYENNE INDUSTRIAL LP:**

VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action 01/03/22 PC

Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair–JUSTIN JONES, Vice-Chair
MARILYN KIRKPATRICK–WILLIAM MCCURDY II–ROSS MILLER–MICHAEL NAFT–TICK SEGERBLOM
Yolanda King, County Manager

01/17/23 PC

2.

VS-22-0649-GREYSTONE NEVADA, LLC:

VACATE AND ABANDON a portion of right-of-way being Hollywood Boulevard located between Bayou Hollow Avenue and Alto Avenue within Sunrise Manor (description on file). MK/jud/syp (For possible action)01/17/22 PC

Moved by: Mr. Carter

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

3.

WS-22-0645-CLIFFS DOVER COMMUNITY ASSN:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of existing perimeter fence for a residential development on 39.4 acres in an R-3 (Multiple Family Residential) (AE-65) Zone. Generally located on the northeast corner of Craig Road and Nellis Boulevard (alignment) within Sunrise Manor. MK/jud/syp (For possible action)01/17/22 PC)

Moved by: Mr. Williams

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

01/18/23 BCC

4.

ZC-22-0538-SOUTHWEST AFFORDABLE RE, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-3 (Multiple Family Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce open space; 2) reduce setbacks; and 3) reduce landscaping.

DESIGN REVIEW for a single family residential development. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor (description on file). WM/bb/syp (For possible action)01/18/22 BCC

Moved by: Mr. Carter

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

5.

TM-22-500181-SOUTHWEST AFFORDABLE RE, LLC:

TENTATIVE MAP consisting of 27 lots and common lots on 2.5 acres in the RUD (Residential Urban Density) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/bb/syp (For possible action)01/18/22 BCC

Moved by: Mr. Carter

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: Mr. Williams mentioned that he appreciated Ms. Malone's time on the Board & that he is sorry to see her go.

IX. Next Meeting Date: The next regular meeting will be January 12, 2023

X. Adjournment
The meeting was adjourned at 6:54pm

02/07/23 PC AGENDA SHEET

PLAN AMENDMENT
(MASTER PLAN)

ALEXANDER RD/LAS VEGAS BLVD N

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-22-700007-AVALON PARTNERSHIP GROUP, LLC ET AL.:

PLAN AMENDMENT to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for Alexander Road.

Generally located on Alexander Road (alignment) between Puebla Street and Nellis Boulevard within Sunrise Manor. MK/gtb (For possible action)

RELATED INFORMATION:

APN:

140-05-801-004; 140-05-801-005; 140-05-803-006; 140-05-803-007; 140-05-803-008; 140-05-803-014; 140-05-803-015; 140-05-803-017; 140-05-890-001; 140-05-895-001; 140-08-501-001; 140-08-501-002; 140-08-501-004; 140-08-596-003; 140-08-504-004; 140-08-504-009

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
SUNRISE MANOR - BUSINESS EMPLOYMENT
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Project Type: Master Plan Transportation Map Amendment (Northeast - Las Vegas Valley)

Overview

A request to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan by removing the Arterial Street Designation for Alexander Road between Puebla Street and Nellis Boulevard.

Applicant's Justification

The applicant's justification describes that the Arterial Street Designation for Alexander Road is no longer needed due to assemblage of the subject parcels and future development proposals on the larger assembled parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1598-05	Vacated and abandoned a portion of Alexander Road	Approved by PC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Business Employment; & Corridor Mixed-Use	RUD, H-2, & C-2	Single family residential, undeveloped, vehicle storage, manufactured home park, & hotel
South	Business Employment & Corridor Mixed-Use	H-2, M-1, C-2, R-T, & R-4	Commercial, office warehouse, & apartments
East	Incorporated Clark County (INCORP)	P-F	Nellis Air Force Base
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-1 & M-D	Single family residential & vehicle storage

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The current uses in the area surrounding this request include a mix of single-family residential, undeveloped parcels, highway commercial, vehicle storage, manufactured home park, hotel, and highway/light industrial uses.

Existing uses abutting the Alexander Road alignment to the north are a single family development zoned RUD and the subject site (parcels APNs 140-05-801-004 and 140-05-801-005) which is also zoned RUD. Across Las Vegas Boulevard North to the southeast are an existing vehicle storage lot zoned C-2, a vacant parcel, and an existing manufactured home park zoned H-2. At the east end and along the north side of the Alexander Road alignment are a vacant parcel and existing hotel zoned C-2. Abutting the south side of the Alexander Road alignment are vacant parcels zoned H-2 and M-1. Farther to the east, ending at Nellis Boulevard, is an existing multiple family development zoned R-4. To the east of Nellis Boulevard is Nellis Air Force Base, zoned P-F. To the west of Puebla Street are existing residential developments zoned R-1 and an existing light industrial use (food distribution) zoned M-D.

Past development patterns containing a variety of uses have resulted in developments at both the west and east ends of the subject alignment taking partial access from Puebla Street to the west, Las Vegas Boulevard North in the middle, and Nellis Boulevard to the east. The various uses along both sides of the Alexander Road alignment located east of Las Vegas Boulevard North, including the multiple family development, extend up to the centerline of the Alexander Road

alignment. The resulting development pattern results in inconsistent and difficult opportunities to allow through access from Puebla Street to Nellis Boulevard along the Alexander Road alignment.

As a result, it is no longer practical to extend Alexander Road from Puebla Street through to Nellis Boulevard and terminating at Nellis Air Force Base as currently aligned. Therefore, staff finds the request to remove the Arterial Street Designation reasonable for this section of Alexander Road.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 8, 2023 at 9:00 a.m., unless otherwise announced.

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

TAB/CAC:

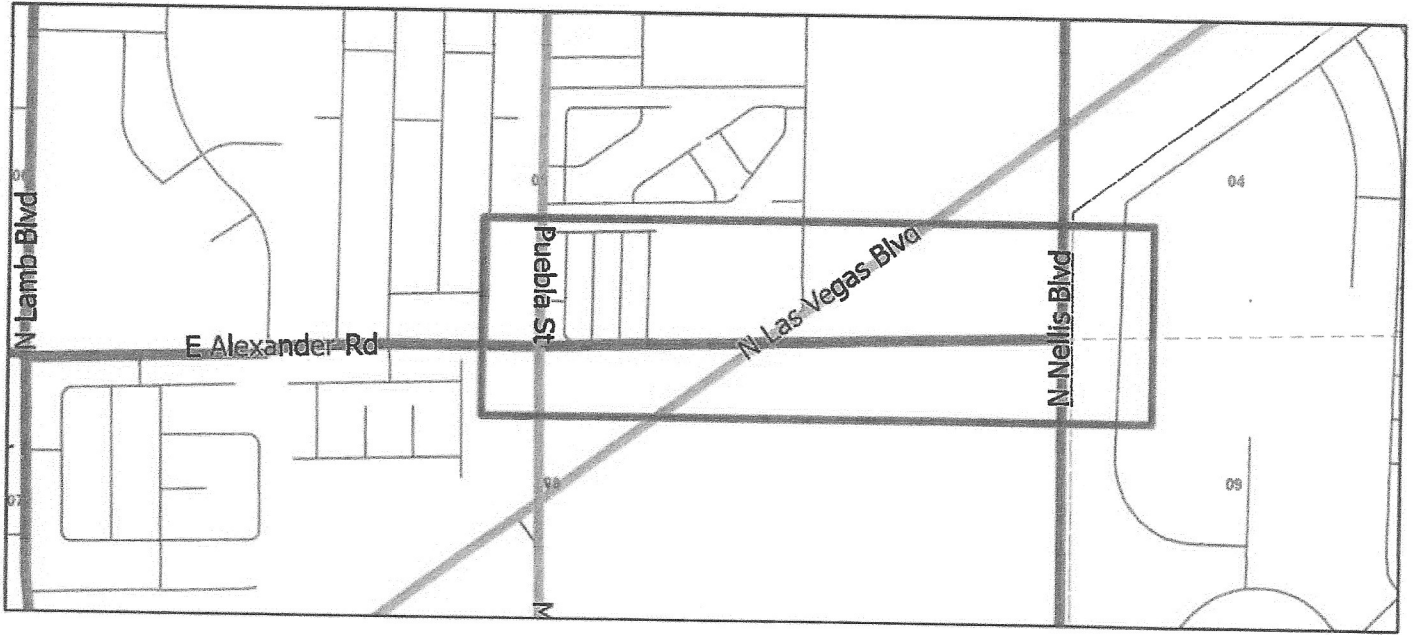
APPROVALS:

PROTEST:

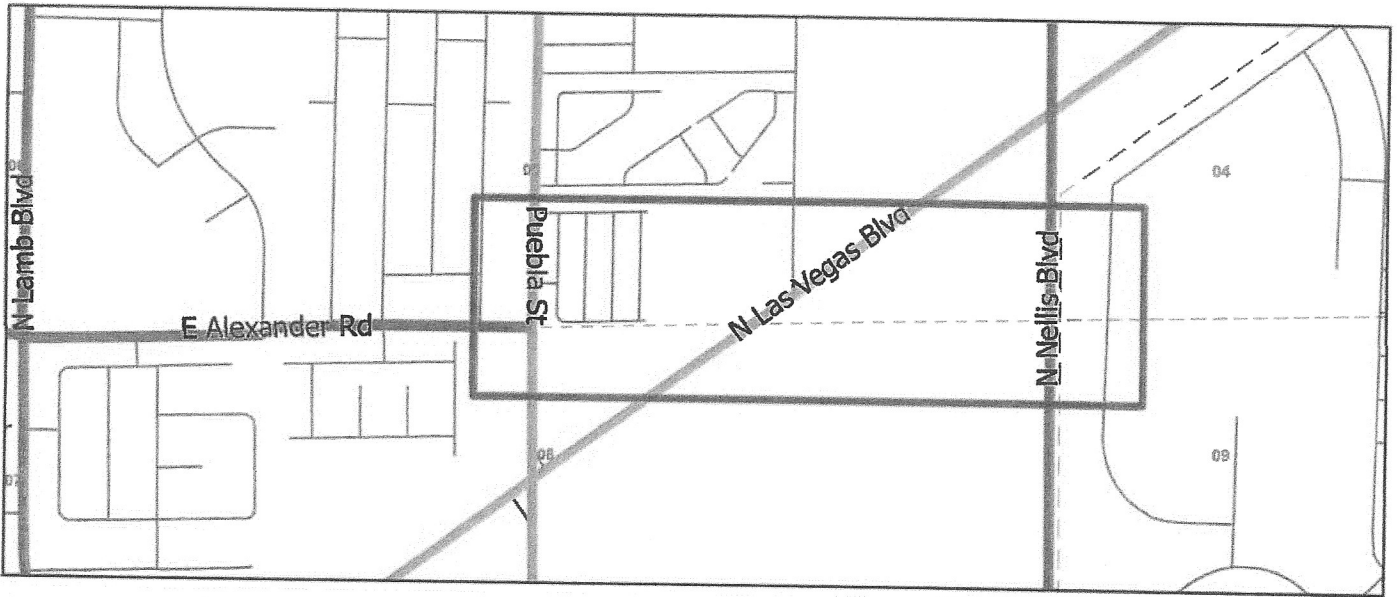
APPLICANT: AVALON PARTNERSHIP GROUP, LLC

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

Transportation Plan Amendment PA-22-700007













Current



DRAFT

Requested

- | | |
|---|---|
|  Beltway |  Arterials (100+ ft R-O-W) |
|  Las Vegas Blvd (300+ ft R-O-W) |  Collectors (80+ ft R-O-W) |
|  Las Vegas Blvd (200+ ft R-O-W) |  Collectors (60+ ft R-O-W) |
|  Interstates/State Hwys (per NDOT) |  Railroads |
|  Arterials (120+ ft R-O-W) |  Interchanges |

Sunrise Manor Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

02/07/23 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

REFLEX DR/BLED SOE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0657-THOMAS, ANTHONY W. TRUST & THOMAS, ANTHONY W. TRS:

USE PERMIT to allow a warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) waive off-site improvements; and 3) allow an existing unimproved driveway.

DESIGN REVIEW on 0.2 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone.

Generally located on the south side of Reflex Drive, 200 feet east of Bledsoe Lane within Sunrise Manor. MK/lm/ja (For possible action)

RELATED INFORMATION:

APN:

140-16-310-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
b. Waive street landscaping where landscaping per Figure 30.64-13 is required.
2. Waive off-site improvements (partial paving, curb, and gutter) along Reflex Drive.
3. Allow an existing unimproved driveway where compliance with Uniform Standard Drawing 222.1 is required.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5445 Reflex Drive
- Site Acreage: 0.2
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 21
- Square Feet: 3,840
- Parking Required/Provided: 4/4

Site Plans

The plans depict an existing office/warehouse building constructed in 1998. The building is located along the south and east property lines with an enclosed yard located on the west half of the property and the parking located on the east portion of the site. There is no street or site landscaping.

Elevations

The plans depict an existing 2 story office and warehouse building with an overall height of 21 feet. The west portion of the site includes a storage area with a 14 foot high cover along the south property line.

Floor Plans

The plans depict an existing 2 story office and warehouse building with 3,840 square feet of office and warehouse area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the use and site improvements, along with the lack of landscaping has been consistent with the industrial development in the area for over 20 years.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1821-95 (ET-0257-97)	First extension of time to allow an office warehouse and variances to waive street landscaping	Approved by PC	January 1998
UC-1821-95	Special use permit to allow an office warehouse and variances to waive street landscaping	Approved by PC	December 1995
TM-0302-95	Industrial subdivision	Approved by PC	December 1995
ZC-0104-92	Reclassified to M-2 zoning for a concrete batch plant	Approved by BCC	August 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business/Employment	M-2	Office/warehouse
West	Business Employment	M-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 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 use was originally approved in 1995 with an extension of time UC-1821-95 (ET-0257-97) that required a review of the variance for on-site landscaping after 1 year. That review did not occur, and the special use permit expired. The request is necessitated for a new operator that is wanting to use the property for a contractor (pools). Staff can support the proposed use as it is consistent and compatible with the surrounding industrial uses.

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 & Design Review

This property has been with the same ownership since the review period was imposed for the site improvements (landscaping). Staff finds that the request is self-imposed as the site has had continuous use and operators without providing the required landscaping. Street landscaping along Reflex Drive was established on the parcel to the north (APN 140-16-310-026) in approximately 2001, and to the northeast (APN 140-16-310-046) in approximately 2004 via aerial evidence. Street and parking lot landscaping are provided for not only community beautification, but to also reduce the urban heat island effect. Therefore, staff is unable to support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the waiver of off-sites on the private street. The existing asphalt is cracking due to poor drainage caused by an inverted crown and lack of curb and gutter.

Waiver of Development Standards #3

Staff finds that the site allows for the minimum standards to be met and that no sufficient reason for the waivers has been provided.

Staff Recommendation

Approval of the use permit; denial of waivers of development standards and design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- If waiver of development standards #2 for off-site improvements is denied, a drainage study and compliance shall be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SMART POOL SERVICES, LLC

**CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD,
LAS VEGAS, NV 89119**

2/07/23 PC AGENDA SHEET

AUTOMOBILE MINOR PAINT & BODY SHOP
(TITLE 30)

MOONLITE DR/LAKE MEAD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0682-SILVER YEARS SERIES 1, LLC:

USE PERMIT for an automobile minor paint and body shop in conjunction with an existing automobile repair plaza on 2.6 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (APZ-2) Zone.

Generally located on the northeast corner of Lake Mead Boulevard and Moonlite Drive within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-603-012

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4240 E. Lake Mead Boulevard
- Site Acreage: 2.6
- Project Type: Automobile minor paint and body shop (Building 1)
- Square Feet: 1,750 (lease area)/body shop (suite 125)
- Parking Required/Provided: 121/166

Site Plans & History

The plans depict a developed commercial center with 2 buildings containing various auto sales and auto service related businesses. The plans show a 1,750 square foot automotive minor paint and body shop located in a portion of an 11,820 square foot building (Building 1). The site contains 2 existing buildings, the first being 7,515 square feet (Building 2) and the other building, closest to Lake Mead Boulevard, is 11,820 square feet. The use will be conducted within the 11,820 square foot building, which is not impacted by the APZ-2 overlay and within a single garage of approximately 1,750 square feet. There are no exterior changes to the existing building planned with this application.

A use permit in 2004 (UC-1239-04) was approved to establish vehicle repair uses for the property and has been in operation through the years. A previous application for a minor paint

and body shop (UC-0744-09) use was also approved, yet that application has since expired. All required parking spaces are provided, 121 parking spaces have been tabulated as required, whereby 166 parking spaces are provided. Parking is established on the property with spaces along the eastern and southern perimeter with most of the parking on the west side of the property from Moonlite Drive. Other uses approved include a vehicle sales use (expired), food cart (vacant), and vehicle repair. The proposed use will comply with Title 30 requirements with the overhead doors not facing towards residential developments and all repairs will be conducted indoors.

Landscaping

The plans show that there is existing mature landscaping on the site. No new landscaping is required or proposed.

Elevations

The plans depict a 1 story, 24 foot high auto garage for vehicle repair with 10 by 10 roll-up doors, split-face concrete block, parapet wall, lighting fixture, plywood sheeting and metal cap painting 24 feet in height.

Floor Plans

The plans depict a vehicle bay with 2 roll-up doors which is approximately 1,750 square feet of lease area. The proposed body shop will only utilize suite 125 as a portion of the whole complex with the rest for vehicle maintenance.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this location is a great place for this type of business as the proposed use relates to the vehicle repair currently active at this location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0863	Increased number of vehicles displayed outside in conjunction with vehicle sales	Approved by PC	December 2019
UC-19-0489	Food cart	Approved by PC	August 2019
UC-0850-16	Vehicle sales - expired	Approved by PC	January 2017
UC-0329-16	Food cart on a portion of the overall property	Approved by PC	July 2016
DR-0872-15	Vehicle sales facility on a portion of the overall property	Approved by PC	February 2016
UC-0775-08	Increased number of automobiles in conjunction with an existing auto sales business within a developing auto maintenance/repair center - expired	Approved by PC	November 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1356-07	Reduced drive aisle width and allowed alternative design standards for a modular office building in conjunction with an auto sales business - expired	Approved by PC	December 2007
UC-1239-04	Vehicle repair including a waiver for access to a local residential street and a design review for a vehicle repair plaza	Approved by PC	August 2004
ZC-0979-03	Reclassified from R-2 to C-2 zoning	Approved by BCC	August 2003

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Place of worship
South	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
East	Corridor Mixed-Use	C-2	Undeveloped
West	Neighborhood Commercial	R-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the 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 finds the proposed use to be compatible with the existing uses on the site and surrounding area. Furthermore, the parcel is designated Corridor Mixed-Use in the Sunrise Manor Land Use Plan. In the plan it states that the land use category allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons and include more intense general commercial characteristics. Staff finds the proposed use to be consistent with the intent of the Corridor Mixed-Use land use category. In addition, the request in part complies with Policy SM-2.4, whereby encouraging growth of businesses that provides for the basic needs of Sunrise Manor residents and protecting surrounding neighborhoods. Likewise, the existing uses on the property consist of mainly vehicle repair, which is similar in intensity of uses associated with vehicle repair; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MIGUEL CORTES

CONTACT: MIGUEL CORTES, 3719 PASEO DE PAZ AVENUE, LAS VEGAS, NV 89115

02/07/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PECOS RD/ARISTOS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0661-RED HOOK CACTUS PARK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Aristos Avenue (alignment) and Las Vegas Boulevard North, and between Pecos Road and Sandy Lane (alignment) within Sunrise Manor (description on file). WM/gc/ja (For possible action)

RELATED INFORMATION:

APN:
140-18-101-011

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a driveway easement along the west property line adjacent to Pecos Road. The applicant states that the existing driveway is being closed off as result of a building addition for a charter school and Public Works has requested that the remaining driveway easement be vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0033	Charter school	Approved by BCC	March 2022
ZC-20-0089	Reclassified the site to M-D zoning for a swap meet, tavern, and banquet facility	Approved by BCC	May 2020
UC-19-0731	On-premises consumption of alcohol (tavern) in conjunction with a swap meet	Approved by PC	November 2019
UC-0268-16	Indoor swap meet	Approved by PC	June 2016
UC-0083-08	Grocery store	Approved by PC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business Employment	H-2	Restaurant (Pizza Hut)
East	Business Employment	M-D	Portion of the subject charter school site
West	City of Las Vegas	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of the curb return driveway easement since the driveway will be closed and replaced with full off-site improvements.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RED HOOK CACTUS PARK, LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102

DRAFT

02/07/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LAMONT ST/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0687-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:

VACATE AND ABANDON easements of interest to Clark County located between Lamont Street and Nellis Boulevard, and between Craig Road and San Miguel Avenue (alignment) within Sunrise Manor (description on file). MK/md/ja (For possible action)

RELATED INFORMATION:

APN:

140-05-715-001 through 140-05-715-122; 140-05-795-002

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing right-of-way easement for access that was recorded via instrument number 20120521:0001523. The access easement measures 2,387 square feet in area and is located at the northeast corner of the project site. The applicant states the easement was previously granted to provide access to the existing drainage channel, located adjacent to the northeast, east, and south property lines of the site. According to the applicant the easement is no longer necessary as access to the drainage channel will be provided through the interior private streets servicing the residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500132	120 tri-plex units	Approved by PC	October 2018
TM-0168-05	120 tri-plex units - expired	Approved by BCC	August 2005
NZC-0609-05	Reclassified the site to R-3 zoning with a use permit and design review for a 120 unit tri-plex development	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RUD	Single family residential
South	Corridor Mixed-Use	R-E, M-1, & C-2	Undeveloped & outside storage
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Public Use	P-F	Lowman Elementary School

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148

DRAFT

02/07/23 PC AGENDA SHEET

MEDICAL OFFICE
(TITLE 30)

BOULDER HWY/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0665-NP BOULDER, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative exterior materials.
DESIGN REVIEW for a medical office building on 5.7 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast side of Boulder Highway, 1,600 feet northwest of Lamb Boulevard within Sunrise Manor. TS/hw/ja (For possible action)

RELATED INFORMATION:

APN:
161-07-702-015 through 161-07-702-016

WAIVER OF DEVELOPMENT STANDARDS:
Allow non-decorative metal where not permitted per Table 30.56-2.

LAND USE PLAN:
SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 3993 Boulder Highway
- Site Acreage: 5.7
- Project Type: Medical office
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 4,300
- Parking Required/Provided: 18/571

Site Plans

The plans depict a modular building on a portion of the existing Boulder Station Resort Hotel parking lot. The building will be used as a medical office for employees of Station Casinos. While the building will be within the Boulder Station campus, the subject site is zoned C-2 and stands alone from Boulder Station. The existing 539,818 square foot resort hotel is situated at the center with large parking areas surrounding the building. An attached 1,886 space parking

garage is shown on the northern portion of the site with an existing daycare facility for resort hotel employees and the public also located in the northeastern portion of the site. There are several points of entry to the site with 2 entrances located along Boulder Highway, 4 driveways located along Lamb Boulevard, and 1 driveway on Vegas Valley Drive.

The proposed 4,300 square foot medical office building is shown located just to the north of the existing resort hotel in the northwestern portion of the site. The freestanding medical office building is shown to be set back 305 feet from Boulder Highway on the west and 309 feet from the residential areas to the north. The building is separated from the adjacent resort hotel building by 200 feet and 540 feet from the parking garage structure to the northeast. Parking for the proposed medical office building is located around the building to the north, east, and west. The placement of the building in the parking lot has caused the rerouting of drive aisles around the building, but movement on the main east-west drive aisles to the south of the building have been maintained. A concrete pathway/pad has been provided around the building for separation from the drive aisles. The main point of entry to the facility is from a driveway along Boulder Highway.

Landscaping

The plans provided depict existing landscaping on the site. The plans depict a line of existing thick shrubs and palm trees along Boulder Highway. Within the site, where parking landscape islands have been provided these usually contain small shrubs and palm trees. Along the adjacent parking garage building and main resort hotel building a surrounding landscape strip has been provided along the building which contains shrubs and some palm trees in places. Along the block wall with the residential uses to the north, small buffering trees have also been planted. No new landscaping has been proposed in relation to the proposed medical building.

Elevations

The elevations of the proposed medical office building show a 14.7 foot high modular type building. The building is rectangular in shape with a flat roof. The main entrance to the building is shown on the west elevation with a metal ramp leading up to commercial double doors. Access to the building is also provided through a single commercial door on the east and north elevations. Single commercial windows are provided in groups on all 4 sides of the building. The exterior materials of the structure are vinyl and metal siding panels painted to match the beige and brown color of the adjacent resort hotel building.

Floor Plans

The plans depict a 4,300 square modular medical office building. The space is split between 30 different rooms and spaces. These spaces are primarily exam rooms which range in size between 100 square feet and 120 square feet. Various medical lab and support rooms are also provided, such as a pharmacy, lab, x-ray, and sterilization area. Office spaces for nurses, physicians, and managers are also provided along with janitorial room, restroom, and storage spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed medical office building will be used as an on-site medical and dental clinic for Station Casinos' employees only. The building will be placed on the site long term with no planned termination date to remove the building. The clinic will host dental and medical appointments and procedures typical of a local provider's office. This will be an outpatient facility with no overnight stays. They anticipate that the office will see approximately 80 people a day through appointment and walk-in basis.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0116	Allowed a food cart not within an enclosed building in conjunction with a car wash	Approved by PC	July 2021
UC-18-0569	Allowed live entertainment, temporary signage, and reduced the separation between residential and temporary commercial events	Approved by BCC	September 2018
UC-0795-14	Permitted a smog check facility in conjunction with an existing car wash	Approved by PC	November 2014
UC-0780-13	Allowed a food cart not within an enclosed building in conjunction with a car wash	Approved by PC	January 2014
ADR-1129-09	Review of a valet station in conjunction with a resort hotel	Approved by ZA	October 2009
UC-1786-99 (ET-0028-01)	First extension of time for a casino expansion - expired	Approved by PC	April 2001
VC-1152-00	Permitted an auto maintenance facility in conjunction with a car wash.	Approved by PC	August 2000
UC-1949-99	Allowed a freestanding daycare center in conjunction with an existing resort hotel	Approved by PC	February 2000
UC-1951-99	Allowed retail uses in conjunction with a car wash	Approved by PC	January 2000
VC-1588-94 (ET-0426-99)	Second extension of time to a modification of an existing sign package in conjunction with an existing resort hotel	Approved by PC	January 2000
UC-1786-99	Allowed an expansion of the existing casino and food court areas and the addition of a bowling alley - expired	Approved by PC	December 1999
VC-1625-99	Allowed a car wash and reduced side setbacks	Approved by PC	December 1999
UC-2100-95 (ET-0049-99)	First extension of time for a 19 story hotel tower addition in conjunction with an existing resort hotel	Approved by PC	March 1999
VC-1588-94 (ET-0249-97)	First extension of time to a modification of an existing sign package in conjunction with an existing resort hotel	Approved by PC	January 1998

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1695-95 (ET-0190-97)	Extension of time for an auto laundry not located within an enclosed building - expired	Approved by PC	November 1997
UC-2100-95	Allowed a 19 story hotel tower addition in conjunction with an existing resort hotel	Approved by PC	January 1996
VC-1695-95	Allowed an auto laundry not within an enclosed building - expired	Approved by PC	November 1995
VC-1588-94	Modified an existing sign package in conjunction with an existing resort hotel	Approved by PC	November 1994

*Prior land use applications have been approved related to the resort hotel and not specifically the subject site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1 & R-1	Boulder Station Resort Hotel & single family residential
South	Corridor Mixed-Use	C-2, H-1, R-4, & H-2	Apartments & highway commercial
East	Entertainment Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-1, R-1, C-P, & H-2	Boulder Station Resort Hotel, single family residential, & gas station
West	Entertainment Mixed-Use	R-4 & RUD	Single family residential & apartments

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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 Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

While staff appreciates that the building being proposed is only semi-permanent in nature, there are several things that could be done to enhance the building given its location near residential uses and in view of the right-of-way. While the color of the structure is proposed to match the adjacent resort hotel building and surrounding buildings, additional architectural enhancements, such as shutters or similar decorations, along with landscaping around the proposed building would significantly enhance the structure while blending the structure better into the overall site. Similar enhancements were provided with the attached parking garage and detached daycare, so

it seems reasonable that this structure would be held to a similar standard. For these reasons, staff cannot support this waiver.

Design Review

Overall, staff finds that the structure is well situated on the site in a location that provides some buffering from the nearby residential uses and the Boulder Highway right-of-way, while also being close enough to parking and the adjacent resort hotel building to be convenient. In addition, the structure's location also helps to maintain flows within the parking lot, while also providing sufficient parking near the structure. The structure's use also appears to provide a much needed service to the resort hotel employees. With that said, given the other structures in the vicinity and the viewability of the structure from the Boulder Highway right-of-way and nearby residential uses, staff finds that the structure should have some architectural enhancements and landscaping to integrate this structure into the overall area and help to improve the overall visual atmosphere of the area. Staff also finds that the screening of the building is inadequate as no landscaping is provided and relies on walls and landscaping several hundred feet away, which is insufficient. In addition, staff also finds that additional tools should be used to assure the indicated traffic flows within the parking lot are maintained around the structure, such as landscape islands. Given that this is not the case and the waiver is not being supported, staff cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Architectural enhancements similar to the adjacent resort hotel building shall be provided on the proposed structure as approved by staff;
- A 5 foot landscaping strip shall be provided around the exterior of the building;
- Terminal parking lot landscape islands per Figure 30.64-14 shall be provided for parking rows adjacent to the proposed building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STATION CASINOS

**CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DRIVE, SUITE 300, LAS VEGAS,
NV 89148**

DRAFT