



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 13, 2022

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: Alexandria Malone, Chairperson
Briceida Castro, Vice Chairperson
Member, Paul Thomas
Earl Barbeau, Member
Max Carter II 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.covinton@clarkcountynv.gov; Anthony Manor: 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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair - JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA T. KING, County Manager

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 16, 2021. (For possible action)
- IV. Approval of the Agenda for January 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
Receive presentation regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study (for Discussion Only)

VI. Planning and Zoning
01/18/22 PC

- 1. **UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** minor training facility (no longer needed); **2)** medium manufacturing (previously not notified); and **3)** major training facility (previously not notified) within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action)

01/19/22 BCC

- 2. **ZC-21-0676-JOSEPHS FAMILY LAND, LP:**
ZONE CHANGE to reclassify 17.6 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** warehouse and distribution center; and **2)** finished grade. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor (description on file). MK/lm/jo (For possible action)

02/01/22 PC

- 3. **UC-21-0713-GODOY MARIA:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action)

- 4. **UC-21-0723-MONTGOMERY, JOHN H. ET AL:**
USE PERMIT to allow an accessory structure to not be architecturally compatible to the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation; and **2)** reduced setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/jor/jo (For possible action)

- 5. **WS-21-0712-AUGUST KATHLEEN & JAMES:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Finchwood Lane, 200 feet north of Mirror Lake Drive and 870 feet north of Bonanza Road within Sunrise Manor. TS/jgh/jo (For possible action)

02/02/22 BCC

6. **DR-21-0714-LVBN PROPERTY, LLC:**
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 7.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 1,950 feet east of Lamb Boulevard within Sunrise Manor. MK/nr/jo (For possible action)
7. **ZC-21-0711-SUNLAND PROPERTIES INC:**
ZONE CHANGE to reclassify 12.2 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for a future development. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

VII. General Business

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: January 27, 2022.

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 16, 2021

MINUTES

Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – PRESENT
Briceida Castro– Vice Chair –PRESENT Max Carter- PRESENT
Earl Barbeau – PRESENT Planning- Jasmin Harris

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

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 December 2, 2021 Minutes

Moved by: Ms. Castro

Action: Approved

Vote: 5-0/ Unanimous

IV. Approval of Agenda for December 16, 2021

Moved by: Mr. Carter

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: Ms. Castro mentioned that there is an RTC survey on line for those who would like to submit it.

VI. Planning & Zoning

12/21/21 PC

1. **UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**
USE PERMIT for a minor training facility within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 and AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action) 12/21/21 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: none

IX. Next Meeting Date: The next regular meeting will be January 13, 2022

X. Adjournment
The meeting was adjourned at 6:38pm

01/18/22 PC AGENDA SHEET

UPDATE

**MEDIUM MANUFACTURING/
MAJOR TRAINING FACILITY
(TITLE 30)**

HOLLYWOOD BLVD/CENTENNIAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:

AMENDED HOLDOVER USE PERMITS for the following: **1)** minor training facility (no longer needed); **2)** medium manufacturing (previously not notified); and **3)** major training facility (previously not notified) within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.

Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

123-26-101-001 ptn

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6865 Speedway Boulevard
- Site Acreage: 97.7 (portion)
- Project Type: **Medium manufacturing facility/major training facility**
- Number of Stories: 1
- Square Feet: 5,000
- Parking Required/Provided: 2,822/2,861 (overall complex)

Site Plans

The plans depict an existing in-line office/warehouse building that was originally developed as part of a larger office/warehouse complex. The proposed training facility will be located in a complex in Suite Y103. The site also shares access with existing office/warehouse uses to the north and south. This application is for a proposed medium manufacturing use and a major training facility related to ammunition.

Landscaping

No additional landscaping is proposed or required with this application.

Elevations

The plans depict an existing 1 story office/warehouse building constructed of concrete panels and a flat roof with parapet walls and cornice treatments. The elevations also show decorative metal accents and canopies over the entryway.

Floor Plans

The plans depict an open warehouse area with an office and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a use permit that will allow for the manufacture of bullet tips and to allow for up to 30 students. No actual firearms will be used nor will firearm manufacturing be conducted at the facility. The proposed classes are for ammunition reloading training and for those individuals who want to learn how to reload bullets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1003	Office as a principal use	Approved by PC	February 2019
UC-0972-17	Recreational facility (indoor go-kart track) with a waiver to reduce parking	Approved by PC	December 2017
WS-0282-15	Service bar within an existing office/warehouse complex	Approved by PC	September 2015
ZC-0119-96	Reclassified 106.1 acres to an M-1 zoning for an office/warehouse complex	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Industrial	M-1	Remaining portions of the office/warehouse complex
West	Industrial - City of North Las Vegas	M-2	Warehouse/distribution building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Use Permit #1

No longer needed.

Use Permit #2

Staff finds that the proposed request will not adversely impact the surrounding area as the immediate area surrounding the site is primarily industrial in use with warehouses and light industry. Staff can support the applicant's request for medium manufacturing as the location is in a concentrated area of employment and other similar ancillary commercial uses. The applicant has stated that no manufacturing of firearms will be conducted at this business. In addition, the proposed use complies with the Business Employment Land Use category, including being located adjacent to or near major transportation corridors.

Use Permit #3

Staff's primary concerns with this type of use are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to serve the use. The proposed use is compatible with the surrounding area that includes a mix of industrial, manufacturing, and other general commercial uses. Staff finds that the request to allow a major training facility at this location is appropriate as the existing building and on-site parking adequately address the on-site needs of the proposed use. The applicant has indicated that no more than 30 students at any given time will be allowed as part of the applicants training courses. In addition, the applicant has stated that there will be no use of any firearms by the students; therefore, staff can support the requested use permit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: December 21, 2021 – HELD / To 01/18/22 – per the applicant.

APPLICANT: RICHARD DIAZ

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

DRAFT

01/19/22 BCC AGENDA SHEET

DISTRIBUTION/WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD N/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0676-JOSEPHS FAMILY LAND, LP:

ZONE CHANGE to reclassify 17.6 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) warehouse and distribution center; and 2) finished grade.

Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor (description on file). MK/lm/jo (For possible action)

RELATED INFORMATION:

APN:

140-08-202-004; 140-08-301-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping with a proposed attached sidewalk adjacent to Las Vegas Boulevard North where landscaping with a detached sidewalk per Figure 30.64-17 is required.
2. Reduce the driveway distance to the property line to 52 feet where a minimum distance of 150 feet is required per Uniform Standard Drawing 222 (an 65% reduction).

DESIGN REVIEWS:

1. Warehouse and distribution center.
2. Increase the finished grade to 9.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 216% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.6

- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 35 (Building 1)/42 (Building 2)
- Square Feet: 64,480 (Building 1)/236,730 (Building 2)
- Parking Required/Provided: 216/223

Site Plans

The plans depict a warehouse and distribution center consisting of 2 buildings labeled as Building 1 (northerly) and Building 2 (southerly) with access from Las Vegas Boulevard North and Marion Drive. The plan also depicts cross access with the adjacent property to the east APN 140-08-202-006. Parking is located on the north, west, and east sides of the development with depressed loading dock truck aprons located on the east side of Building 1 and the north side of Building 2. The southerly building is located a minimum of 78 feet from the south property line with a 40 foot intense landscaping strip with escarpment, drive aisle, and sidewalk, which also meet the height setback standards. There is an increased grade along the southeast area of the site. Trash enclosures are located adjacent to the truck aprons and bicycle parking is located near entranceways to the buildings. The waiver of development standards for throat depth is from the driveway along Marion Drive.

Landscaping

A 50 foot landscape area is provided along Marion Drive with a detached sidewalk and trees with shrubbery located on both sides of the sidewalk. A landscape area is provided along Las Vegas Boulevard North which flanks both sides of the entranceway and includes trees and shrubbery with a portion of the landscaping and attached sidewalk in the Las Vegas Boulevard North right-of-way. There is a 40 foot wide intense landscape buffer with 2 rows of trees within an escarpment adjacent to the south property line with an 8 foot high wall. A 17 foot wide landscape area with trees and shrubbery is located along the west property line. Parking lot landscaping is provided throughout the site.

Elevations

Both buildings are constructed of concrete tilt-up panels with flat roofs behind parapet walls. The parapet walls will vary in height to break-up the roofline of the buildings. In addition to variations in roof height the exterior walls of the buildings will consist of reveals, pop-outs, metal shade "eyebrows", storefront window and door systems, and color changes to enhance the structures. Building 1 ranges in height between 33 feet and 35 feet. Building 2 ranges in height between 40 feet and 42 feet.

Floor Plan

The facility has a total area of 301,210 square feet, with Building 1 having an area of 64,480 square feet and Building 2 having an area of 236,730 square feet. Each building is constructed as a shell building with large open areas that will be divided into lease spaces in the future to meet the requirements of the tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is designed to be compatible with the existing warehouses located immediately to the west. Additionally, the applicant would like to leave the existing attached sidewalk along Las Vegas Boulevard North and provide landscaping in the area between the sidewalk and the property line. Lastly, the grade increase is necessary due to the existing grade of the property and drainage which flows from northwest to the southeast through the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0526-08	Reclassified 17.6 acres to M-D zoning - expired	Approved by BCC	July 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2 & M-D	Undeveloped
South	Business and Design/Research Park	R-T	Single family residential
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	M-1	Warehouse distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request is a conforming zone boundary amendment to the Sunrise Manor Land Use Plan. The project complies with Urban Land Use Policy 99 of the Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, most of the area is planned for light industrial uses along Las Vegas Boulevard North, and the property to the west is developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Along Las Vegas Boulevard North there is an existing attached sidewalk. Due to the narrowness of the street frontage, the proposed landscape area along Las Vegas Boulevard North is approximately 80 feet in depth along the driveway entrance with an approximate 20 feet of additional landscape area within the right-of-way. The proposed landscape area is consistent with other landscape areas that have been approved for developments along Las Vegas Boulevard North, and specifically for the development to the west. Therefore, staff can support the requests.

Design Review #1

Urban Specific Policy 97 encourages Business and Design/Research Park uses to orient less intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering and maintains view corridors to the businesses. The proposed development is consistent with this policy since the storefronts are oriented to the north and south towards the adjacent public rights-of-way, and the loading docks are oriented inwards between the buildings. In addition, the design and layout include adequate landscaping, buffering, and parking to accommodate the use. The landscaping and scarp are designed to reduce impact of the increased grade. Staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff worked with the applicant on the throat depth on the Marion Drive driveway to provide an increased distance between the driveway and parking spaces to reduce conflicts. To accommodate this, the applicant removed parking spaces on the egress side of the Marion Drive driveway.

Design Review #2

This design review represents the maximum grade difference within 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.

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;
- Cross access easement along the east property line adjacent to APN 140-08-202-006 to be coordinated with the future project to the east;

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that lighting on the south elevation of Building 2 shall be shielded per 30.56; 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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Marion Drive;
- Provide 2 cross access points for APN 140-08-202-006; one from the south and one from the west;
- Coordinate with Public Works - Kaizad Yazdani for the bridge improvements on Marion Drive;
- Dedicate any right-of-way and easements necessary Marion Drive bridge;
- Coordinate with Public Works-Roads Division and Development Review Division for the required fencing adjacent to the drainage channel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that a Nevada Department of Transportation (NDOT) permit may be required for work in NDOT right-of-way; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSEPHS FAMILY LAND, LP
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE
650, LAS VEGAS, NV 89135

DRAFT

02/01/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

SUNCREST AVE/MIDDLEGATE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0713-GODOY MARIA:

USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.

WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action)

RELATED INFORMATION:

APN:
140-23-416-009

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side yard setback to 1 foot where 5 feet is required per Table 30.40-1 (an 80% reduction).

LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATES NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 6866 Suncrest Avenue
- Site Acreage: .6
- Project Type: Accessory structure (carport)
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 960

Site Plan

The existing single family home is located midsite on a roughly rectangular lot, access is provided by a circular driveway from Suncrest Avenue. The accessory structure (carport) is located in the side yard, to the east of the principal structure, and is 1 foot from the east property line and approximately 30 feet from the home.

Landscaping

There is some landscaping scattered throughout the property; however, landscaping is not a part of this request.

Elevations

The carport is approximately 13 feet tall and composed of metal posts and a metal roof.

Applicant's Justification

The applicant indicates that he was not aware that this type of structure would require building permits. In addition, it is stated that the carport is hardly visible since it has no walls and there are 12 foot walls on the north and east property lines.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Clark County Public Response Office (CCPRO)

CE-20-16638 is an active case on the property for the existing detached structure constructed without permits.

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.

Staff finds that this structure does cause an undue adverse effect on adjacent properties. Even though there is a 12 foot combination wall/fence to the east, the top half is a wrought iron view fence which makes the carport visible from the 2 properties to the east. In addition, it does not appear as though there are any similar type structures in the area, that are constructed of metal and not compatible with the principal structure in terms of materials.

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.

Staff finds that the reduced setback for the carport is excessive in that it has reduced the setback by 80 percent. In addition, it is only 1 foot from the easterly neighbors rear yard, which negatively impacts that neighbor.

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:

- Paint the structure to match the color of the principal dwelling.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIA GODOY

CONTACT: MARIA GODOY, 6866 SUNCREST AVE, LAS VEGAS, NV 89156



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

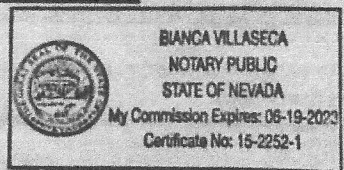
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 type="checkbox"/> DESIGN REVIEW (DR) <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 APP. NUMBER: <u>UC/WS-21-0713</u> DATE FILED: <u>12/13/21</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>1/13/22</u> PC MEETING DATE: <u>2/1/2022</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1950</u>
	PROPERTY OWNER NAME: <u>Maria Godoy</u> ADDRESS: <u>6866 Suncrest Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-285-2003</u> CELL: _____ E-MAIL: <u>GodoyChris@hotmail.com</u>
	APPLICANT NAME: <u>Maria Godoy</u> ADDRESS: <u>6866 Suncrest Ave</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-285-2003</u> CELL: _____ E-MAIL: <u>GodoyChris@hotmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Marla Godoy</u> ADDRESS: <u>6866 Suncrest Ave</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-285-2003</u> CELL: _____ E-MAIL: <u>GodoyChris@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-23-416-009
 PROPERTY ADDRESS and/or CROSS STREETS: 6866 Suncrest Ave Owens/Hollywood
 PROJECT DESCRIPTION: Car Port

(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.

8-31-21
Maria Godoy / Maria Godoy / Maria Godoy
 Property Owner (Signature) / Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 31, 2021 (DATE)
 By Maria Godoy
 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

Maria Godoy

6866 SUNCREST AVE
LAS VEGAS, NV 89156
APN # 140-23-416-009

(702)285-2003
RocioyChris@hotmail.com

9/29/2021

Department of Comprehensive planning

I'm respectfully requesting a waiver of development standards, to reduce side yard setbacks to 4 feet where 5 feet is required on an accessory structure detached metal carport.

A Special use permit to allow an accessory structure detached carport to not be compatible with principal use residence.

A waiver of architectural compatibility, the carport is detached from the stucco house, the carport has no walls, it is constructed with metal supports and metal roofing, all materials used are fire resistant. The carport design compliments the metal fencing and gate on the front and side of the house.. The detached carport would be very expensive to stucco, and cost prohibitive for our budget. This was intended to be a very simple carport for my work equipment, unfortunately I encroached by only one foot of the five foot setback. My home is on a cul-de-sac, the carport is hardly visible because it has no walls so it has a minimal visual imprint, also, there are concrete block walls approximately 12' on the north and east side property line. I'm sorry I failed to follow the guidelines, I did not realize I needed permits for this type of work. I apologize for the trouble I caused and I am very thankful for all the assistance you have provided.

Respectful

Maria Godoy

02/01/22 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

HONEYGROVE AVE/SLOAN LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0723-MONTGOMERY, JOHN H. ET AL:

USE PERMIT to allow an accessory structure to not be architecturally compatible to the principal residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation, and 2) reduced setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:

140-27-214-059

USE PERMIT:

Allow 2 existing RV/boat covers to not be architecturally compatible to the principal residence where accessory structures which exceed more than 2 feet above a fence or wall are required to be architecturally compatible to the principal residence per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between 2 existing RV/boat covers to 2 feet where 6 feet is required per Table 30.40-1 (a 67% decrease).
2.
 - a. Reduce the rear setback of an existing shed to 3 feet where 5 feet is required per Table 30.40-1 (a 40% decrease).
 - b. Reduce the interior side setback of an existing shed to 3.5 feet where 5 feet is required per Table 30.40-1 (a 30% decrease).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6052 Honeygrove Avenue
- Site Acreage: 0.3
- Project Type: Accessory structures

- Number of Stories: 2 (main residence)
- Building Height (feet): 7 (shed)/12 (RV/boat cover A)/12 (RV/boat cover B)/9 (detached garage)
- Square Feet: 140 (shed)/240 (RV/boat Cover A)/396 (RV/boat Cover B)/384 (detached garage)/2,923 (existing principal residence)

Site Plan

The site plan depicts an existing 2 story single family residence on 0.3 acres. The principal residence is centrally located on the parcel adjacent to the south property line. The front of the home faces south toward Honeygrove Avenue.

The applicant's property includes 1 detached garage, 2 RV/boat covers, and 1 shed. The site plan shows there is 1 existing detached garage in the northwest corner of the site that is set back 5 feet from the north and west property lines and separated by 8 feet from the principal residence. The applicant obtained building permits (00-4822) for the existing detached garage. The northeast corner of the site includes a shed that is set back 3 feet from the north property line and 3.5 feet from the east property line. Just south of the shed are 2 existing RV/boat covers. Per the site plan, the RV/boat covers have a separation of 2 feet from one another, and they are set back 5 feet from the east property line, 13 feet from the residence to the west, and 4 feet from the shed to the north.

The applicant is requesting to reduce the rear setback of the shed in the northeast corner to 3 feet where 5 feet is required and the interior side setback to 3.5 feet where 5 feet is required per Title 30. In addition, the applicant is also requesting to reduce the 6 foot separation requirement to 2 feet where 6 feet is required.

Landscaping

Per the submitted plans, the site includes numerous amounts of shrubs, trees, fruit trees, and grass in the rear yard.

Elevations

The photos show that the existing shed on the northwest corner has an overall height of 7 feet and the exterior materials include engineered wood painted a light cream color with beige trim. The RV/boat covers have a steel frame with horizontal metal paneling that are also in a cream color. The overall height of both RV/boat covers is 12 feet.

Floor Plans

The shed has an overall area of 140 square feet, RV/boat Cover A has an overall area of 240 square feet, and RV/boat Cover B has an overall area of 396 square feet. The principal residence has an overall area of 2,923 square feet and the detached garage on the northwest corner has an overall area of 384 square feet.

Applicant's Justification

The applicant has resided in this residence for 21 years. Per the applicant, the neighbors were in dispute over a fifth-wheel trailer that was parked on Honeygrove Avenue. The neighbors involved the Clark County Public Response Office, which resulted in many of the residents on

the northside of Honeygrove Avenue receiving zoning violations for unpermitted accessory structures. The applicant has obtained 18 signatures from surrounding neighbors in support of the use permit and waivers of development standards request. Per the applicant, the RV/boat covers are relocated 5 feet from the east wall so that fire rating the structures will not be required by the Clark County Building Department. Reducing the shed setback on the northeast corner does not negatively impact the site and the shed cannot be seen from the street.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1987-98	Allowed a 6 foot screen wall/6 foot retaining wall on 5 lots within the Hollywood Highlands residential subdivision	Approved by PC	January 1999
ZC-0898-98	Reclassified 40 acres from R-E zoning to R-1 and R-D zoning	Approved by BCC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (3 du/ac)	R-D	Single family residential
South	Mid-Intensity Suburban Neighborhood (5 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

There is an active zoning violation (CE21-08788) for building accessory structures without permits and not following setback requirements per Title 30.

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. Staff determines that existing RV/boat covers are not visually intrusive to the site or the neighboring properties.

The RV/boat covers match the color of the principal residence and are set back behind an existing cream colored fence that is set back approximately 45 feet from the right-of-way to the south. Submitted photos show that the applicant's parcel is also well maintained which includes the RV/boat covers and other accessory structures. Since the applicant also provided an approval letter with 18 signatures from the neighboring property owners, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff supports the applicant's request to reduce the separation between 2 RV/boat covers to 2 feet where 6 feet is required. Reducing the separation does not negatively impact the structure or the applicant's property. Since staff is supporting the use permit, staff can also support this request.

Waivers of Development Standards #2a & #2b

The applicant's plans show that the shed is set back 3 feet from the northern wall, just south of an existing retaining wall with a planter. The shed is also set back 3.5 feet from the eastern wall. The neighbor to the east which may be directly impacted by the shed signed the applicant's approval letter showing support of the applicant's requests. Staff finds that the existing placement of the shed is not unfavorable to the applicant's property, and since staff supports the use permit and waiver of development standards #1, staff can also support these requests.

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.

Building Department - Fire Prevention

- 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: JOHN MONTGOMERY

CONTACT: JOHN MONTGOMERY, M & M EQUIPMENT REPAIR, 6052 HONEYGROVE AVE, LAS VEGAS, NV 89110

DRAFT

02/01/22 PC AGENDA SHEET

BLOCK WALL
(TITLE 30)

BONANZA RD/FINCHWOOD LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0712-AUGUST KATHLEEN & JAMES:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Finchwood Lane, 200 feet north of Mirror Lake Drive and 870 feet north of Bonanza Road within Sunrise Manor. TS/jgh/jø (For possible action)

RELATED INFORMATION:

APN:
140-27-411-014

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a block wall to 7 feet where a maximum height of 6 feet is allowed per Section 30.64.020 (a 17% increase).

LAND USE PLAN:
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 951 Finchwood Lane
- Site Acreage: 0.2
- Project Type: Block wall
- Wall Height (feet): Up to 7

Site Plans

The plans depict an existing single family residence on 0.2 acres located within an existing subdivision. This request is to add additional height to an existing 5 foot high block wall along the south side property line. The added materials will be to provide better privacy and will be up to 7 feet in height.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans submitted show an extension on top of an existing 5 foot high block wall. The elevation shows the height of the wall being up to 7 feet.

Applicant's Justification

The applicant indicates that the wall was extended due to privacy and safety issues regarding the neighbor's dog jumping over the fence. The existing wall was 4 feet 6 inches (5 feet) and two feet of block wall was added, making the total height of the fence 6 feet 6 inches (7 feet).

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

CE21-11170 is an active code enforcement case on this site for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff understands the necessity of privacy and security measures, and believes that an increase in the existing block wall height up to a maximum of 7 feet will not have an adverse impact on the surrounding properties. Most adjacent single family residences in the immediate area have varying wall heights at or about the same height as this request. Staff finds that a 7 foot high block wall is not an extreme deviation from what is allowed by Code; therefore, staff can support the 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 this approval does not constitute approval of a building permit; 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KATHLEEN AUGUST

CONTACT: KATHLEEN AUGUST, 951 FINCHWOOD LN, LAS VEGAS, NV 89110



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 type="checkbox"/> DESIGN REVIEW (DR) <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 APP. NUMBER: <u>NS-21-0712</u> DATE FILED: <u>12/16/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1/13/2022</u> PC MEETING DATE: <u>2/1/2022</u> BCC MEETING DATE: _____ FEE: <u>\$700</u> <u>6:30PM</u>
	APPLICANT NAME: <u>SIONE PINE</u> ADDRESS: <u>5925 SOFT MIST CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-400-0400</u> CELL: _____ E-MAIL: <u>sionepine@aol.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-27-411-014

PROPERTY ADDRESS and/or CROSS STREETS: 951 FINCHWOOD LN LAS VEGAS, NV 89110 (BONANZA & MAGIC FOREST)

PROJECT DESCRIPTION: THREE ADDITIONAL COURSE OF CMU BLOCKS ADDED TO EXISTING WALL

(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.

James August James August
Kathleen August Kathleen August
 Property Owner (Signature)* Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 01/13/2021 (DATE)
 By Kathleen + James August

NOTARY PUBLIC: _____

ALPESH PATEL
 Notary Public, State of Nevada
 No. 12-8510-1
 My Appt. Exp. Dec. 7, 2023

*NOTE: Consents declaration of authority (or equivalent), power of attorney, or signature documentation.

WS-21-0712

To whom it May Concern:

I am the Homeowner of 951 Finchwood Lane Las Vegas NV 89110.

I bought the property in Dec 2019

A few days later I noticed my neighbors dogs were hanging over the side wall barking at us every time we went into our backyard..I went over to speak to my neighbor and ask if they could maybe let there dogs inside sometimes so we could enjoy out pool..The reply was they are outside dogs and not allowed in the house..We wanted to be able to enjoy our backyard and pool without fear they would jump over so we hired a contractor to build the wall higher ..The existing wall was 4 feet 6 inches and The contractor suggested adding 2 feet for a total height of 6 feet 6 inches with the length measuring 66 feet 2 inches..We assumed he did the job correctly but found out a year letter he did not...We recieved a violation in the mail...The wall was only extended higher due to fear of those dogs coming over into the pool and the safety of our grandchildren.

Thank you

Kathleen August

**PLANNER
COPY**

DISTRIBUTION CENTER
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0714-LVBN PROPERTY, LLC:

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 7.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North, 1,950 feet east of Lamb Boulevard within Sunrise Manor. MK/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-08-101-007

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.2
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 100,000
- Parking Required/Provided: 100/100

Site Plans

The plans show a 100,000 square foot distribution center oriented perpendicular with Las Vegas Boulevard North. Parking is located on the perimeter sides of the site. An 8 foot high block wall will be adjacent to the residential to the north and to the west. Access to the loading docks and additional parking will include an entry gate on the north side of the building and a gated exit on the southwest side. Access to the site is from a driveway from Las Vegas Boulevard North.

Landscaping

The applicant proposes an intense landscape buffer on the north and the west sides of the site ranging from 10 feet wide to 21 feet wide with 2 rows of trees 10 feet apart. Parking lot landscaping and street landscaping are in compliance with Title 30 standards.

Elevations

The plans depict a 1 story concrete tilt-up construction distribution center with average roof height at 42 feet 4 inches and a maximum height of 44 feet at the parapets. The truck loading docks with 16 bays are located on the west side of the building, 163 feet from the residential development to the west.

Floor Plans

The plans show an open floor plan with an office area depicted in the northeast portion of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed distribution center is compatible with the surrounding area and meets Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0133	Vehicle repair separation	Approved by BCC	May 2020
UC-19-0914	Commercial vehicle repair with office as a principal use	Approved by BCC	January 2020
DR-0726-06	Warehouse - expired	Approved by PC	January 2007
ZC-2195-97	Reclassified 12 acres from R-E and H-2 to M-D zoning	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & East	Business Employment	M-D	Warehouses & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

There are several distribution centers and office/warehouse complexes in this area; therefore, the proposed use of the property is consistent with other developments in this area. The front of the loading spaces for the loading docks are west facing and are set back 163 feet from the existing single family residences to the west. The applicant has indicated that an 8 foot high CMU wall will be installed along with an intense landscape buffer to reduce the impact on the residences to the west. The design of the proposed building is consistent and compatible with similar developments in this area. Through thoughtful site design any visual impact on the surrounding area will be minimal. The design of the building and the use of landscape areas will mitigate the impact of this facility on abutting residential developments in this area. Staff finds that the impacts of the loading docks on the existing residential units will be mitigated by landscaping and the proposed use is appropriate for this location. Since the application is consistent with the Master Plan and mitigation measures have been incorporated into the design of the site, staff can support the design review for the distribution center.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within 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.

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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0414-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LVBN PROPERTY, LLC

CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,
HENDERSON, NV 89102

APR 21-101386



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 #)	STAFF APP. NUMBER: <u>DR-21-0714</u> DATE FILED: <u>12/8/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1/13/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/2/22</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>L V B N Property LLC</u> ADDRESS: <u>4460 Riviera Ridge Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____ CELL: <u>725-400-6070</u> E-MAIL: <u>michael.frazier@xlcompanies.com</u>
	APPLICANT NAME: <u>Michael Frazier</u> ADDRESS: <u>4460 Riviera Ridge Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>725-400-6070</u> CELL: _____ E-MAIL: <u>michael.frazier@xlcompa</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Wade Takashima</u> ADDRESS: <u>953 Rock Ledge Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-498-4498</u> CELL: <u>702-810-3913</u> E-MAIL: <u>wade@creativefit.com</u> REF CONTACT ID #: _____

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

PROPERTY ADDRESS and/or CROSS STREETS: 3801 North Las Vegas Blvd

PROJECT DESCRIPTION: 100,320 sf Distribution Center

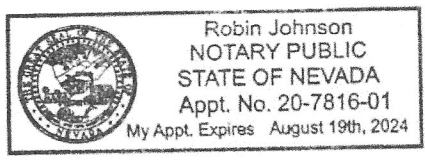
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Michael Frazier
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/11/2021 (DATE)

By Michael Frazier
 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.

Justification Letter

November 17, 2021

Clark County – Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106
Ph: 702-455-4314

**PLANNER
COPY**

DR-21-0714

**Re: Boulevard Industrial Building – Justification Letter
3801 N. Las Vegas Blvd.
APN# 140-08-101-007**

To Whom It May Concern:

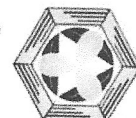
This design review submittal package includes the concept to construct a new warehouse distribution center building for LVBN Property LLC for a total gross square footage of 100,000 sf located on 7.24 acres at vacant lot APN#140-08-101-007. There will be two main entrances to allow for the building to be divisible into two industrial suites in the future which will consist of accessory office to warehouse space.

This project is currently zoned Designed Manufacturing (M-D) with a planned land use of Business and Design/Research Park (BDRP) to allow for the development of this project. This project will provide future buyers the option to purchase their own facility and establish long term businesses for the surrounding community. This project meets the challenge of providing valuable service to the surrounding community by providing a great option for new businesses to facilitate growth in the e-commerce & warehouse Industry. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well-developed project.

The design of the building focus is to promote an efficient & inviting design for truck & pedestrian movement throughout the site as well as a visually appealing building to attract future occupants. The buildings will be constructed with concrete tilt-up panels and panelized roof system with a maximum building height of 35'-0" at the North side of the building to comply with Figure 30.56-10. and 44' at the Southeast corner of the building with elevation changes along the façades parapet periodically to break up the mass of the building. The building will have a clear height of 32'-0" clear at the speed bay and will include grade high doors, dock high doors. There will be a asphalt paved secure truck court and we are proposing to install a 8' split-faced block along the perimeter of the truck court. In addition, the building will be equipped with an ESFR fire sprinkler system, 2% skylights, and energy efficient light fixtures.

Site Cross Sections: The finish grade of the new building will be over 18" in grade difference from the property owners to the west and north. Due to the existing grades of the site and the existing elevation of the crown of Las Vegas Blvd we will need to raise the finish floor elevation to comply with code requirements. See cross sections for design review the maximum fill is over 4 feet, but that is due to the existing drainage wash flow line traversing through the site.

953 Rock Ledge Court – Henderson, Nevada 89012



JustificationLetter

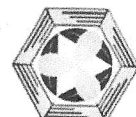
We are confident that this project complies with the Title 30 requirements and is consistent with the overall design intent of the current local Zoning Ordinance and Planned Land Use. This project will provide great new space for the inhabitants for the surrounding Las Vegas Area. We are requesting design review and zone change approval for the currently proposed design concept.

We look forward to working with Clark County to create another great project. Should you have any questions regarding our project please feel free to contact me at your convenience at 702-810-3913.

Sincerely,



Wade Takashima, NCARB, AIA, LEED AP
Chief Executive Officer
Creative FIT



02/02/22 BCC AGENDA SHEET

ZONE CHANGE (NO PLANS)
(TITLE 30)

BROADALBIN DR/CHARLESTON BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0711-SUNLAND PROPERTIES INC:

ZONE CHANGE to reclassify 12.2 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for a future development.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

RELATED INFORMATION:

APN:
161-06-501-006; 161-06-501-008

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 4101 E. Charleston Boulevard
- Site Acreage: 12.2
- Project Type: Zone change (no plans)

Site Plans

The plans depict a 12.2 acre site with an existing development on the property. Access is currently provided by driveways on Charleston Boulevard and Broadalbin Drive. This request is to reclassify the property to a C-2 (General Commercial) Zoning district.

Applicant's Justification

The applicant states that this request complies with the goals and policies outlined in the existing Land Use Plan and the newly adopted Master Plan. The applicant further states that the existing building on-site will be demolished and any future development will be reviewed for compliance of the stated goals in the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-123-71	Reclassified the property to C-1 zoning for a bank	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	P-R & R-1 (City of Las Vegas)	Single family residential & office
South	Mid-Intensity Suburban Neighborhood	R-1	Single family residential
East	Corridor Mixed-Use	C-2	Commercial development
West	Corridor Mixed-Use & Urban Neighborhood	C-2 & R-4	Commercial development & apartments

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff finds that the request to the C-2 zoning district on the subject parcels is in conformance with the newly adopted Master Plan and the Sunrise Manor Land Use Plan. In addition, any future development on the property will be vetted out through a design review application which will ensure that the new development is in compliance with the design criteria established in the Code; 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Any new development to be reviewed as a design review as a public hearing.

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.

- Applicant is advised that off-site improvement permits may be required with future development.

Building Department - Fire Prevention

- 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: MITCH OGRON

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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	PROPERTY OWNER	NAME: <u>Sunland Properties Inc</u> ADDRESS: <u>568 Highgate Park Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT	NAME: <u>Mitch Ogron</u> ADDRESS: <u>10655 Park Run Drive #160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-596-5611</u> CELL: <u>702-596-5611</u> E-MAIL: <u>mitch@ogronprop.com</u> REF CONTACT ID #: _____
CORRESPONDENT	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>89101</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): 161-06-501-006 and 161-06-501-008

PROPERTY ADDRESS and/or CROSS STREETS: Broadalbin Drive & Charleston Boulevard

PROJECT DESCRIPTION: With No Architectural or Development Plans

(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.

Sunny Hwang
Property Owner (Signature)*

Sunny Hwang
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

SEE ATTACHED

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

LAW OFFICE

Brown, Brown & Premisirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

November 19, 2021

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

2C-21-0711

**Re: Justification Letter – Conforming Zone Change
Charleston Avenue and Broadalbin Drive
Assessors' Parcel Numbers: 161-06-501-008 & 161-06-501-006**

To Whom It May Concern:

On behalf of our Client Siena Holding Management Company LLC, please accept this letter for a Conforming Zone Change application package from C-1 (Local Business) to (C-2) General Commercial with no development plans. The site is located on the south side of Charleston Boulevard and the west side of Broadalbin Drive on a total of 12.04 acres. The current zoning of the site is C-1 with the existing Planned Land Use designation of Commercial General (CG) within the Sunrise Manor Land Use Plan. The recently adopted Sunrise Manor Master Plan designates the site as CM, therefore, the request for a change to C-2 zoning conforms to both the existing Land Use Plan and the recently adopted Master Plan designation. North, of the site across Charleston Boulevard are developed parcels in the City of Las Vegas zoned C-1 (Local Business), P-R (Professional Office) and R-1 (Single Family Residential) and C-V (Civic). South of the proposed site are existing single family residential subdivisions zoned (R-1) and designated RS in the Land Use Plan). East of the are developed parcels zoned C-2, farther east are developed parcels zoned C-2 and R-4 and designated C-G and RUC respectively in the Land Use Plan within and are within Clark County. West of the site, across Broadalbin Drive a developed commercial center zoned C-2 and designated CG in the land use plan. This request zone change request complies with the goals and policies outlined in the existing Land Use Plan and recently adopted Master Plan

LAW OFFICE

Brown, Brown & Premsrirut


AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

for the Planning area. The site is more than ten (10) acres and in addition to the other developed C-2 zoned parcels in the area results in a large commercial node to serve all the developed residential uses within both Clark County and the City of Las Vegas this area. The site is surrounded by developed parcels with the same or similar zoning districts, therefore, any future development on the site is a redevelopment of the site because the existing buildings will be demolished after approval of the application; and will comply with all the Growth Management policies # 1 through #6 as well as policies that address Infill development along a major arterial and transit corridor being Charleston Boulevard.

We appreciate your review, consideration and positive recommendation of the application as submitted. Please contact me at 702-598-1429 if you have questions or clarification of the submittal.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant