



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 2, 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:

Harry William, Chair
Sondra Cosgrove, Vice-Chair
Paul Thomas, Member
Earl Barbeau, Member

Stephanie Jordan, 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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, 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 January 12, 2023. (For possible action)
- IV. Approval of the Agenda for February 2, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
02/07/23 PC
 1. **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 for office/warehouse 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) **02/07/23 PC**
 2. **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) **02/07/23 PC**
- 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 16, 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>

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



Sunrise Manor Town Advisory Board

January 12, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT
Paul Thomas-Member-PRESENT
Harry Williams-Member- PRESENT
Stephanie Jordan –Member-PRESENT
Sondra Cosgrove-Member-EXCUSED

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

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 29, 2022 Minutes

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

IV. Approval of Agenda for January 12, 2023

Moved by: Mr. Thomas
Action: Approved with Items 2 and 6 being held
Vote: 3-0/Unanimous

V. Informational Items: The board unanimously voted for Harry Williams to be Chair & Sondra Cosgrove to be Vice-Chair. The board also unanimously voted on the 2023 TAB calendar removing the December 28, 2023 meeting.

VI. **Planning & 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**

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

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

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**

HELD PER APPLICANTS REQUEST

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**

Moved by: Ms. Jordan
Action: Approved Per Staff Recommendations
Vote: 4-0/Unanimous

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**

Moved by: Mr. Barbeau
Action: Approved Per Staff Recommendations
Vote: 4-0/Unanimous

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**

Moved by: Mr. Barbeau
Action: Approved Per Staff Recommendations
Vote: 4-0/Unanimous

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**

HELD PER APPLICANTS REQUEST

VII. General Business: The TAB reviewed the Sunrise Manor Bylaws & Voted to approve Unanimously

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be February 2, 2023

X. Adjournment
The meeting was adjourned at 7:10pm

02/07/23 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

REFLEX DR/BLEDSOE 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 for office/warehouse 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-0101-92	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**



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 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>WS-22-0657</u> DATE FILED: <u>11/29/2022</u> PLANNER ASSIGNED: <u>WMN</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>11/2/23</u> PC MEETING DATE: <u>2/7/2023</u> BCC MEETING DATE: _____ FEE: <u>\$ 500 + 475</u>
	PROPERTY OWNER NAME: <u>THOMAS ANTHONY W. TRUST / THOMAS ANTHONY W. TRS</u> ADDRESS: <u>4011 N. VIA NUEVA</u> CITY: <u>TUCSON</u> STATE: <u>AZ</u> ZIP: <u>85750</u> TELEPHONE: <u>520-906-6886</u> CELL: <u>520-906-6886</u> E-MAIL: <u>11tony22@comcast.net</u>
	APPLICANT NAME: <u>SMART POOL SERVICES LLC</u> ADDRESS: <u>8701 N. MoPac Expy., Suite 110</u> CITY: <u>AUSTIN</u> STATE: <u>TX</u> ZIP: <u>78759</u> TELEPHONE: <u>518-331-6455</u> CELL: <u>518-331-6455</u> E-MAIL: <u>caitlin@smartpoolservices.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>SUZANA RUTAR Architect, Ltd. / Simona Stephens /Suzana Rutar</u> ADDRESS: <u>1950 E. Warm Springs Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-263-6176</u> CELL: <u>702-234-3866 / 702-338-4407</u> E-MAIL: <u>Simona@srutar.com/Suzana@srutar.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-16-310-033
 PROPERTY ADDRESS and/or CROSS STREETS: 5445 Reflex Drive
 PROJECT DESCRIPTION: Special Use Permit for an existing office & warehouse building in an M-2 zone.

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

[Signature]
 Property Owner (Signature)*

Anthony Thomas
 Property Owner (Print)

ME ON 07/25/22 (DATE)

[Signature]

C. Katrina Jean-Oase
 Notary Public
 Pima County, Arizona
 My Comm. Expires 02-10-26
 Commission No. 521205

Documentation is required if the applicant and/or property owner is not the owner of record, or if the applicant is a trust, or provides signature in a representative capacity.

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

November 18, 2022

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pky.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

WS-22-0657

Re: **Renewal of UC-1821-95 and ET-0257-97**
Justification Letter
5445 Reflex Dr.
APN # 140-16-310-033

To Whom It May Concern:

Please accept this as the required justification letter for waiver of landscaping, and design review for a pool cleaning and maintenance service on APN 140-16-310-033, replacing previously approved and expired applications.

This is a Justification Letter for the above referenced property. The site is existing and operational, and no changes are intended. The current business that is operating from the location is providing pool cleaning and maintenance services. Per Business License Department, Waiver of Development Standards to waive street landscaping has expired.

There is no landscape provided on site and the entire front of the property along private drive is paved as there is either access to the yard or parking lot. Photos are included on the A1.0 sheet for reference. The site is consistent with sites adjacent to it, where the frontage of the properties are all paved to provide access to parking lot of gated storage yards.

With this Design review application for an existing Warehouse/ Contractors Building, we are also requesting Waiver of Development Standards:

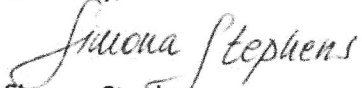
- Allow alternative landscape along a private street where landscape per Title 30, figure 30.64-13 is required. The site is existing and has been operational for years. There is no existing landscape with the entire frontage of the site paved to allow for access into the parking lot and access through the gate onto existing storage yard as well as access to the existing trash enclosure. Also, as mentioned above, the site is consistent with surrounding sites where the frontages of the properties do now have any landscape to allow for site access.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702- 263-6176.

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Sincerely,



Simona Stephens
Project Architect

SUZANA RUTAR Architect, Ltd.
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

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



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 checked="" 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>176-22-0665</u> DATE FILED: <u>12/17/22</u> PLANNER ASSIGNED: <u>MW</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>01/12/23</u> PC MEETING DATE: <u>2/17/23</u> BCC MEETING DATE: _____ FEE: <u>\$1350</u>
	PROPERTY OWNER NAME: <u>NP Boulder LLC</u> ADDRESS: <u>1505 S. Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 495-3371</u> CELL: _____ E-MAIL: <u>john.woods@stationcasinos.com</u>
	APPLICANT NAME: <u>Scott Zucker</u> ADDRESS: <u>1505 S. Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-495-3657</u> CELL: <u>702-580-2700</u> E-MAIL: <u>scott.zucker@stationcasinos.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>KGA c/o Craia Lucas</u> ADDRESS: <u>9075 West Diablo Drive, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 360-6900</u> CELL: _____ E-MAIL: <u>clucas@kaa.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-07-702-002.161-17-702-014.015.016
 PROPERTY ADDRESS and/or CROSS STREETS: 4111 Boulder Highway, Las Vegas, NV 89121
 PROJECT DESCRIPTION: 4,300sf modular building for employee medical services

(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.

Jeffrey T. Welch
 Property Owner (Signature)* Jeffrey T. Welch, Secy
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2022 (DATE)
 By Jeffrey T. Welch
 NOTARY PUBLIC: Linette Hernandez

 LINETTE HERNANDEZ
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 02-09-26
 Certificate No: 22-1244-01

*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.



PLANNER
COPY

UL-22-0665



October 17, 2022

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

Re: Boulder Station Medical and Dental Office

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting a Design Review, Use Permit and deviation for architectural compatibility for an accessory structure for an approximately 4,300 S.F. modular building. The project site Assessor's Parcel Numbers are 162-07-702-002, 014, 015 & 016. The project is located north of the existing casino in the existing parking lot.

The proposed modular building will be an on-site medical and dental clinic and serve Station Casino's employees only. This facility is currently planned for long-term use with no current termination date to remove from the site.

The dental exam rooms are typical of a dental office with normal dental procedures ranging from exams, x-rays, cleanings, extractions, fillings, etc. The medical exam rooms are typical of a doctor's office with no procedures beyond that of what a typical doctor's office provides.

Patient visits are primarily by appointment but would also have the capacity for some walk-ins designated by set walk-in hours. The walk-in hours have yet to be determined. Hours of operation for the facility would be from 8 am - 5 pm. It is anticipated that the facility may see 80 patients a day for provider visits, lab draws and medical assistant visits. This is an outpatient facility with no overnight stays.

The Use Permit and deviation for architectural compatibility for an accessory structure is being requested due to the medical and dental office being a modular building. Although architectural elements of the main casino are not on the modular building, it will be painted to match the existing casino. The proposed modular building is set back 305'-0" from Boulder Highway and there is landscaping along Boulder Highway and the main entry drive.

Clark County Comprehensive Planning
Justification Letter
October 17, 2022
Page 2

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'CL' in a stylized, cursive font.

Craig Lucas
Associate, Senior Designer
Architect