



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 16, 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](mailto: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](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manora: [manora@clarkcountynv.gov](mailto: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 February 2, 2023. (For possible action)
- IV. Approval of the Agenda for February 16, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

**02/21/23 PC**

- 1. **WS-22-0665-NP BOULDER, LLC;**  
**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative exterior materials (no longer needed); and 2) trash enclosure requirements (previously not notified), **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) **02/21/23 PC**

**03/07/23 PC**

- 2. **VS-23-0001-CASTILLO, JUAN JR.;**  
**VACATE AND ABANDON** a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/syp (For possible action) **03/07/23 PC**

**03/08/23 BCC**

- 3. **UC-23-0003-CHURCH ASSEMBLY GOD KOREAN;**  
**USE PERMITS** for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action) **03/08/23 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 2, 2023.

X. Adjournment.

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

**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

February 2, 2023

### MINUTES

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Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member- PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Javier River	

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

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the January 12, 2023 Minutes

**Moved by: Mr. Barbeau**

**Action: Approved**

**Vote: 4-0/Unanimous**

IV. Approval of Agenda for February 2, 2023

**Moved by: Mr. Thomas**

**Action: Approved with Item 2 being held**

**Vote: 5-0/Unanimous**

V. Informational Items:Mr. Rivera informed the board members of the Spanish social media “redes” for Clark County. ClarkCountyNVEnEspañol

## VI. Planning & 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** 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**.

Moved by: Mr. Thomas

Action: Approved the Use Permit & Denied Design Review & Waivers of Development standards Per Staff Recommendations

Vote: 4-0/Unanimous

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) **02/07/23PC**

HELD PER APPLICANTS REQUEST

- VII. General Business:None
- VIII. Public Comment:
- IX. Next Meeting Date: The next regular meeting will be February 16, 2023
- X. Adjournment  
The meeting was adjourned at 6:55pm

02/21/23 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:**

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative exterior materials (no longer needed); and 2) trash enclosure requirements (previously not notified).

**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)

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**RELATED INFORMATION:**

**APN:**

161-07-702-015; 161-07-702-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow non-decorative metal where not permitted per Table 30.56-2 (no longer needed).
2. Eliminate a trash enclosure where required per Section 30.56.120 (previously not notified).

**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 200 feet from the adjacent resort hotel building 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. There are small shrubs and palm trees within the landscape strip on the east side of the site. 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.

**Additional landscaping has been proposed in relation to the proposed medical office building. The plans depict 3 additional landscaping islands that will be placed at the end of the 3 rows of parking that are adjacent to the proposed medical office building. The islands will contain 24 inch large trees with some additional shrubbery and mulch. In addition, the plans also depict 5 foot planting strips surrounding the immediate exterior of the building, which will contain several species of 5 gallon shrubs and mulch.**

### Elevations

The elevations of the proposed medical office building show a 15.5 foot high modular type building. The building is rectangular in shape with an overall flat roof. The roofline is enhanced with black painted metal panels on all sides except the east elevation of the building, which has a flat roof with a series of office windows only. Access to the building is provided on all sides except the east side of the building. Access is provided by typical storefront doors with painted ramps and staircases leading up to the doors. Typical commercial windows are provided on all 4 sides of the building with a series of black metal awnings provided over each window. The exterior of the building is primarily painted,

decorative metal panels on all 4 sides. The south or front elevation is painted a mix of pink and white, while the remaining sides are painted a beige color with a brown accent strip provided along the skirting of the structure. A beige colored plaster finish is also provided along the west elevation of the structure. The north elevation contains the air conditioning and mechanical equipment, which has been masked by black painted decorative metal mesh.

Floor Plans

The plans depict a 4,300 square feet 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 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. Finally, the applicant also indicates that there is no need for a trash enclosure on the site, as the medical office will be associated with the Boulder Station resort hotel that is adjacent to the site. They indicate that the resort hotel has sufficient capacity to handle the increase in waste from the new medical office facility.

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

**Prior Land Use Requests**

Application Number	Request	Action	Date
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
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

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.

**Overall, staff finds that the stand-alone site where the proposed medical clinic is located is sufficient in size and parking to provide for a trash enclosure on site. The alternative proposed by the applicant; however, of using the trash and waste facility housed within the adjacent Boulder Station resort hotel appears to be sufficient given the capacity of this facility, the proximity of the waste disposal areas to the proposed medical office building, and the relationship between the medical office and the resort hotel. For these reasons, it appears that the waste needs of the proposed medical office building should be sufficiently handled, and an on-site trash enclosure is not needed at this time. As a result, staff can support this request.**

##### 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 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. Furthermore, staff finds that the architectural enhancements to the structure such as the variation in color, the provided awnings, and metal panels that help to break-up the roofline create a visually appealing structure which enhances and blends into the surrounding area. Staff also finds that the addition of the landscaping islands and landscaping strip surrounding the structure help to soften the exterior of the structure and better integrate the structure into the site. In addition, the landscaping provided also helps to better identify the surrounding drive aisles, while providing an additional buffer to the residential areas to the west, in addition to the existing wall. For these reasons, 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**

- Architectural enhancements shall be provided per plans dated February 2, 2023;
- A 5 foot landscaping strip with Title 30 compliant irrigation system shall be provided around the exterior of the building per plans dated February 2, 2023;
- Terminal parking lot landscape islands per Figure 30.64-14 shall be provided for parking rows adjacent to the proposed building per plans dated February 2, 2023;
- 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**

- 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**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b> APP. NUMBER: <u>UC-22-01665</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>2/7/23</u> BCC MEETING DATE: _____ FEE: <u>\$1350</u>
	<b>PROPERTY OWNER</b> 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>
	<b>APPLICANT</b> 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 #: _____
	<b>CORRESPONDENT</b> NAME: <u>KGA c/o Craig 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@kga.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.

[Signature]      Jeffrey T. Welch, Secy  
 Property Owner (Signature)\*      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: [Signature]

 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

11/15/2022  
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11/15/2022  
11/15/2022

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](mailto:clucas@kga.design), with any questions.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'CL' in a stylized, cursive font.

Craig Lucas  
Associate, Senior Designer  
Architect

03/07/23 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

BEACH SHORE CT/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0001-CASTILLO, JUAN JR.:**

**VACATE AND ABANDON** a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

161-08-713-007 through 161-08-713-009

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This request is to vacate a portion of a right-of-way described as Beach Shore Court. The portion of Beach Shore Court that is proposed to be vacated is depicted on the site plan as between 3.26 feet and 3.64 feet wide and follows along the southern right-of-way line of Beach Shore Court for approximately 465 feet. The area to be vacated is broken into 2 portions with the first portion being approximately 222 feet long and the second portion being approximately 243 feet long. A 5 foot break in the area being vacated occurs because the area around the existing streetlight will not be vacated with this application and will remain as part of the right-of-way. The applicant is requesting this vacation, as they state that the location of the proposed vacation is behind the curb and gutter where no sidewalk exists, and this vacation would help to clean-up excess and unnecessary portions of the right-of-way. The applicant further states that while this vacation is not to support a particular project; it was the result of conversations with Public Works regarding the subject right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0547-03	Reduced street off-set in conjunction with a single family residential subdivision	Approved by PC	May 2003
TM-0378-02	19 lot single family residential subdivision	Approved by PC	October 2002
ZC-1028-02	Reclassified the site from R-E to R-1 and R-2 zoning for a single family residential development	Approved by BCC	September 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Fire Prevention Bureau

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JUAN CASTILLO**

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

**DRAFT**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0001</u>	DATE FILED: <u>1/5/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)		PLANNER ASSIGNED: <u>HW</u>	TAB/CAC DATE: <u>2/16/23</u>
		TAB/CAC: <u>Sunrise Manor</u>	
		PC MEETING DATE: <u>3/7/23</u>	
		BCC MEETING DATE: <u>      </u>	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Juan Castillo Jr.</u> ADDRESS: <u>4635 Beach Shore CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-325-7347</u> CELL: <u>      </u> E-MAIL: <u>j96tea@gmail.com</u>
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<b>APPLICANT</b>	NAME: <u>Juan Castillo Jr.</u> ADDRESS: <u>4635 Beach Shore CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-325-7347</u> CELL: <u>      </u> E-MAIL: <u>j96tea@gmail.com</u> REF CONTACT ID #: <u>      </u>
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<b>CORRESPONDENT</b>	NAME: <u>Baughman &amp; Turner, Inc</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-878-2695</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 161-08-713-008, 161-08-713-009, & 161-08713-007

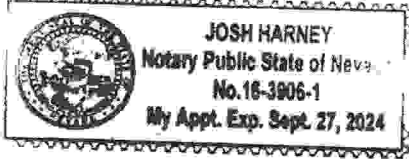
PROPERTY ADDRESS and/or CROSS STREETS: Beach Shore/Mountain Vista

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.

[Signature]  
Property Owner (Signature)\*

Juan Castillo Jr., Owner  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 22, 2022 (DATE)  
By JUAN CASTILLO JR.  
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.

**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*  
1210 Hinson Street Las Vegas, Nevada 89102-1604  
Phone (702) 870-8771 FAX (702)878-2695

November 30, 2022

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**PLANNER**  
**COPY**  
VS-23-0001

**Re: Vacation of Right-of-Way – Beach Shore Court**  
**APN 161-08-713-007, 008 and 009**

To Whom It May Concern,

Please let this letter serve as a request for a Vacation and Abandonment of a portion of public Right-of-Way along Beach Shore Court. This vacation will remove the varying 3.64' to 3.26' behind the curb and gutter where no sidewalk currently exists. The only area where the right-of-way will remain is at the location of existing streetlights. The area to be vacated is associated with three parcels, APN 161-08-713-007, 008 and 009. Although this vacation is not the result of any project, the owner met with public works to determine a course of action and the vacation was the result of that conversation to utilize the excess right-of-way. This vacation and abandonment request will clean up excess, and unnecessary right-of-way.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
**Baughman & Turner, Inc.**



David Turner  
President

SCHOOL  
(TITLE 30)

OWENS AVE/BLEDSOE LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0003-CHURCH ASSEMBLY GOD KOREAN:**

**USE PERMITS** for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-28-112-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce height/setback ratio requirement adjacent to a single family residential use to 15 feet where 26 feet is required per Section 30.56.070 and Figure 30.56-10 (a 42.3% reduction).
2. Reduce parking to 170 parking spaces where 218 parking spaces are required per Table 30.60-1 (a 22% reduction).
3.
  - a. Reduce landscape island fingers where an island finger shall be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip per Figure 30.64-14.
  - b. Permit alternative landscaping adjacent to a less intensive use (single family residential) where landscaping per Figure 30.64-11 is required.
4. Allow a wall sign where not permitted per Table 30.72-1.
5. Reduce access gate setback to 10 feet where access gates shall be set back from the property line a minimum of 50 feet per Section 30.64.020 (an 80% reduction).

6. Permit alternative parking space dimensions (9 feet wide by 18 feet long) adjacent to diamond shaped landscape planters where parking spaces 10 feet wide by 19 feet long are required per Figure 30.64-14.
7. Reduce the width of the pedestrian walkway from the adjacent public sidewalk to the principal building entrance to 4 feet where a 5 foot wide walkway is required per Section 30.60.050 (a 20% reduction).
8.
  - a. Reduce throat depth to 14 feet for a driveway along Owens Avenue where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).
  - b. Reduce throat depth to 6 feet for a driveway along Bledsoe Lane where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
  - c. Permit a 15 foot curb return radius where a minimum radius of 25 feet is required for a commercial driveway along Owens Avenue per Uniform Standard Drawing 222.1 (a 40% reduction).
  - d. Permit non-standard driveways along Bledsoe Lane where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

#### **DESIGN REVIEWS:**

1. School.
2. Signage.
3. Alternative parking lot landscaping (diamond-shaped landscape planters).
3. 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 - PUBLIC USE

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: 1580 Bledsoe Lane
- Site Acreage: 4
- Project Type: School
- Number of Stories: 2 (existing building)/1 (portable classrooms)
- Building Height (feet): 35 (existing building)/14.5 (modular classroom building)/17 (shade structure)/13 (carport shade structures)
- Square Feet: 25,186 (existing building)/1,420 (modular classroom building)
- Sign Area (square feet): 76 (wall sign)
- Parking Required/Provided: 218/170

##### Request

The subject property consists of a 4 acre site with an existing place of worship that will be converted into a charter high school (Southern Nevada Trade High School). The conversion of the place of worship to a school will be conducted in 2 phases with the first phase consisting of

20 classrooms and accessory office space within the existing building. The second phase of the school will feature the addition of 10 modular classroom buildings. Phase 1 will be completed prior to the school opening and phase 2 will be completed the following summer in 2024. The proposed high school, scheduled to open in August of 2023, will provide an education offering courses with an emphasis on the construction trade industry. The school will initially open with 200 students in year 1 and will add 100 students in years 2 and 3, then 50 students per year for years 4 through 7 to achieve an ultimate student enrollment of 600. School times will be 8:00 a.m. and 2:00 p.m. Monday through Friday. For pick-up and drop-off of students, a pattern has been established with vehicles entering from Owens Avenue where a double line queue will extend through the parking lot with a queue length of 520 feet. This queue length will ensure that even at the full 600 student capacity, the drop off-line will not back up into Owens Avenue.

### Site Plans

The plans depict an existing 2 story place of worship that will be converted into a charter high school (Southern Nevada Trade High School). The existing building is centrally located within the project site and has the following setbacks: 1) 320 feet from the northeast property line along Owens Avenue; 2) 90 feet from the northwest property line; 3) 43 feet from the west property line adjacent to Bledsoe Lane; and 4) 110 feet from the south property line. A fabric shade carport structure with a cantilevered design is located to the northwest of the existing building. The carport structure is set back a minimum of 10 feet from the northwest property line that is adjacent to residential development.

The second phase of the development will utilize 10 modular classroom buildings located along the south portion (rear) of the site. The area of the site containing the modular buildings is secured by an access control gate with a setback of 49 feet from Bledsoe Lane, requiring a waiver of development standards. The modular classroom buildings are set back 35 feet from the south portion of the existing building. A 24 foot wide vehicle drive aisle is located between the existing building and modular classrooms. The modular classroom buildings are set back a minimum of 5 feet from south property line, adjacent to the existing single family residences. Due to the height of the modular buildings (14.5 feet) a waiver of development standards is necessary to reduce the height/setback ratio.

An outdoor lunch area measuring 3,510 square feet is located immediately to the west of the modular buildings and will be covered by a fabric shade structure. Seven parking spaces are proposed immediately to the west of the shade structure. A 4 foot wide pedestrian walkway is proposed along the east property line providing a connection between the sidewalk adjacent to Owens Avenue and the principal entrance of the existing building. A waiver of development standards is required to reduce the width of the proposed pedestrian walkway to 4 feet. An existing pedestrian walkway, measuring 3 feet in width, provides a secondary connection from the school to an existing sidewalk along Bledsoe Lane.

Access to the site is granted via an existing commercial driveway along Owens Avenue. An existing access gate is set back 20 feet from Owens Avenue and will remain open during school hours. Modified driveway design standards, including throat depth and curb return radii, are required for this driveway. A secondary driveway that will be utilized for emergency access only is located along the west portion of the site adjacent to Bledsoe Lane. An emergency access

gate is set back 10 feet from the street, necessitating waivers for reduced gate setback and throat depth. A second driveway along Bledsoe Lane, located at the southwest corner of the site, services the area of the modular classroom buildings. A waiver to reduce the throat depth for this driveway is also required.

The proposed school requires 218 parking spaces where 170 parking spaces are required, necessitating a request to reduce on-site parking. A design review to increase finished grade is required to fill the existing detention basin located at the southeast corner of the subject property.

#### Landscaping

The plans depict an existing street landscape area along Owens Avenue measuring 6.5 feet in width, located behind an existing 5 foot wide attached sidewalk. No landscape improvements are proposed for this area. A landscape area measuring between 2.5 feet to 3.5 feet in width is proposed along the east property line, immediately adjacent to a proposed 4 foot wide pedestrian walkway. The landscape area consists of diamond shaped landscape planters with 24 inch box trees. This landscape area requires a design review for the diamond shaped planters in addition to a request to permit alternative landscaping adjacent to a residential use.

A waiver of development standards to permit alternative parking space dimensions (9 feet wide by 18 feet long) adjacent to the diamond shaped landscape planters is also part of this request. A 6 foot high screen wall will be added to portions of the east property line where there is no existing wall. An existing landscape area along the west property line, measuring 7 feet in width, will feature new 24 inch box trees with a proposed 6 foot high block wall. The northwest property line features an existing landscape area measuring up to 2 feet in width, and features proposed diamond shaped planters that will include 24 inch box trees. The west property line, along Bledsoe Lane, includes an existing street landscape area measuring 10 feet in width with 24 inch box trees, shrubs, and groundcover located behind an existing 5 foot wide attached sidewalk. A decorative 6 foot high wall, with an ornamental steel fence, is located behind the street landscaping. A 6 foot wide landscape area is located at the southwest corner of the site, along Bledsoe Lane, that includes trees, shrubs and groundcover.

A landscape area measuring between 7 feet to 10 feet in width is located along the south property line and will be replanted with 24 inch box trees. The landscape area adjacent to the southeast property line measures 20 feet in width and includes a combination of proposed and existing trees. Interior landscape improvements to the existing parking lot consist of new trees and shrubs. A waiver of development standards is necessary to reduce the required number of landscape island fingers at the southwest corner of the site where a row of 7 parking spaces is proposed.

#### Elevations

The plans depict an existing building measuring between 12 feet to 35 feet in height with varying rooflines. A portion of the building consists of a pitched roof with a Spanish tile roof system. The exterior of the building consists of CMU block with portions of the building featuring painted stucco. The modular classroom buildings measuring up to 14.5 feet in height and consist of painted fiber cement paneling with asphalt shingle roof materials. Use permits are required

for the modular buildings as the accessory structures are not architecturally compatible with the principal building, and to waive the applicable design standards.

#### Floor Plans

The plans depict a total of 20 classrooms, restroom facilities, conference rooms, kitchen areas, support offices, storage, and electrical and fire rise rooms within the existing building measuring 25,186 square feet in area. Each modular classroom building measures 1,420 square feet in area and includes 2 classrooms. Five modular classroom buildings are proposed for phase 2 of the development with a total of 10 classrooms.

#### Signage

The north building elevation facing towards Owens Avenue depicts a single, backlit wall mounted sign measuring 76 square feet in area. This is the only sign proposed for the school.

#### Applicant's Justification

Based upon discussions with similar charter schools within the area it has been determined that a large portion of the student body will not drive to school but rather be dropped off or walk to school. Based upon this data the applicant indicates the provided parking will be sufficient. If parking does become an issue for the school, a system of parking permits will be utilized to ensure that parking demand does not exceed capacity. It should be noted that the school will meet the Code required parking standard for the first 2 years. The site as currently developed does not conform to this requirement. The site currently has landscape diamonds within the northern parking area which will be retained and planted per the submitted landscape plan. In addition to the diamonds, 6 areas have been reconfigured to provide an additional 2,075 square feet of parking lot landscaping. The first landscape area is along the project's eastern boundary, north half, adjacent to APN T40-28-111-033. This edge condition currently has a 5 foot wide landscape buffer. With the redesign of the site this buffer will be eliminated and a 6 foot high decorative screen wall will be constructed with an adjacent 4 foot wide sidewalk. This sidewalk will connect the school's main entrance to Owens Avenue, providing a direct ADA compliant pedestrian access that will not conflict with parking lot vehicle circulation.

Along the southeast and south perimeter there is an existing masonry block wall that will remain and a new decorative wall will not be constructed. By leaving the existing wall which is constructed entirely on the subject property on the southern boundary, encroaching as much as 6 feet, a resulting landscape buffer between the edge of the new pavement and the wall varying from 4.5 feet to 8.5 feet will result. The modular buildings will be set as low as possible and if they can be set to finished grade the setback requirement would be 16.5 feet. The wall sign will be located on the buildings north face and will be visible from Owens Avenue, the location of the schools primary entrance. The sign has been located to not be directly behind the existing residential uses to the north.

The existing commercial driveway on Owens Avenue and parking lot configuration will provide a 14 foot throat depth. Since the majority of traffic will be encountered during drop-off and pick-up an increased throat depth would not alleviate the possibility of queueing to back into Owens Avenue. To alleviate this, the school will have a designated drop-off and pick-up plan that will provide 2 lanes, which will provide 1,160 feet of queue lane. The existing driveway has a 15

foot radius at both returns so a waiver will be required to allow the existing 15 foot radius on the ingress side to remain. A waiver is requested for the gated secondary access to the parking lot in front the school building. This driveway will have a gate located 10 feet back from the back of sidewalk. The gate will remain secured and this driveway will be for emergency access only. A waiver is requested for the commercial driveway to the small 7 lot parking area located south of the school building. At this location a throat depth of 6 feet will be provided. Since this parking lot will be utilized by staff only, and has direct access to a local street, concerns over stacking within the public right of way are not warranted.

With the modification to the site, the northern driveway onto Bledsoe Lane, which is currently a "pan" style driveway, will be removed and a Commercial and Industrial Driveway (Option A) will be constructed per Uniform Standard Drawing 224. This will be a gated emergency secondary access use only entrance. Since Bledsoe Lane is currently developed to a rural standard, and the fact that the entrance will be secondary emergency only, the need for a standard Commercial Driveway is not warranted. Similarly, the southern entrance off of Bledsoe Lane has an existing "pan" style driveway. This driveway will be re-constructed as a depressed alley driveway. This entrance will be used for staff to access the 7 parking stalls located along Bledsoe Lane and will be utilized for deliveries only, lunch/food deliveries and supplies, not student drop-off or pick-up.

The applicant states the request to permit alternative parking space dimensions adjacent to the diamond-shaped landscape planters will match the existing spaces within the interior of the parking lot and will not create an adverse condition within the site. The applicant indicates the reduced width of the pedestrian walkway should not create an adverse condition. Furthermore, the design review for the diamond-shaped landscape planters is consistent with the landscaping within the interior of the parking lot and will provide additional buffering to the surrounding residential uses.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0226-11	Daycare in conjunction with an existing place of worship	Approved by PC	July 2011
UC-1099-05	Communication facility with a monopole tower	Approved by PC	August 2005
UC-1137-01	Expansion of an existing place of worship with waivers to allow alternative landscaping and reduced parking - expired	Approved by PC	October 2001
UC-1697-96	Office, classroom, and multi-purpose room addition to the existing place of worship	Approved by PC	November 1996

#### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	R-E & R-3	Single family residential, place of worship, and 2 family dwelling

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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

Staff's primary concerns with schools and daycare facilities are to ensure compatibility with existing and planned surrounding land uses, and that there is adequate on-site parking. Although there is a request to reduce on-site parking for the proposed school, staff does not anticipate any adverse impacts from the proposed school and finds that the use is compatible with existing development in the surrounding area.

##### Use Permits #2 and #3

Staff has no objection to the requests to waive architectural compatibility and the applicable design standards for the modular classroom buildings. The modular classroom buildings are located in the rear (south) of the project site behind the existing building and will have minimal visibility from Bledsoe Lane and the residences to the south. Modular classrooms with similar building materials are currently utilized by multiple public and private schools within unincorporated Clark County. Staff finds the modular buildings should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval of the requests.

##### 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

The reduction to the height setback ratio is significant for the proposed modular classroom buildings located along the south property line, adjacent to the existing single family residences. However, staff finds the following: 1) The maximum height of the modular building is 14.5 feet, where Code permits a maximum accessory structure height up to 25 feet; 2) The modular buildings are set back a minimum of 15 feet from the south property line, where Code permits an accessory structure setback of 5 feet from the rear property line; and 3) additional landscaping, which includes 24 inch box trees, will be planted within the landscape area along the south property line. The increased setback and height of the modular buildings, in conjunction with the proposed landscaping, should help mitigate any impact the reduced height setback ratio will have on the adjacent properties; therefore, staff recommends approval.

#### Waiver of Development Standards #2

The applicant indicates the majority of the student population will not drive to school but will be dropped-off or walk to school, based on conversations with other charter schools in the area. Furthermore, the applicant indicates that if the reduced parking becomes an issue for the school, a parking permit program will be implemented to ensure parking demand does not exceed on-site capacity. Staff typically does not support requests significantly reducing parking for schools; however, staff finds the applicant has provided adequate justification for the request and potential mitigation in the form of parking permits in the event on-site parking becomes an issue; therefore, staff recommends approval.

#### Waiver of Development Standards #5

The reduced setback to the access gate located along the west property line of the project site is significant; however, staff does not anticipate any negative queuing impacts as the gate will be utilized for emergency access only. The reduced setback to the access gate servicing the modular classroom buildings is negligible and should not impact on-site vehicular circulation; therefore, staff recommends approval.

#### Waiver of Development Standards #6

Staff typically does not support alternative parking space dimensions adjacent to the diamond shaped landscape planters; however, the diamond planters utilized on the site and landscape plan measure between 4 feet to 5 feet in width, where a typical diamond planter measures 7 feet in width. Staff finds the standard parking space dimension (9 feet wide by 18 feet long) adjacent to the diamond shaped landscape planters should not have a negative impact on vehicles; therefore, recommends approval.

#### Waiver of Development Standards #7

Staff finds the reduced width of the proposed pedestrian walkway is minimal and should not present a safety concern to pedestrians walking through the project site; therefore, staff recommends approval.

#### Design Review #1

Varying rooflines, contrasting colors, and building materials were utilized to break-up the mass on portions of the existing building. The proposed on-site improvements to the site, including landscaping and the addition of the modular classroom buildings, should not impact the

surrounding properties and land uses. However, staff is primarily concerned with the on-site circulation and queuing of vehicles within the site, specifically with the only point of ingress and egress being a single driveway along Owens Avenue. Staff is also concerned with the potential of only 1 exit lane to Owens Avenue, where vehicles executing a left turn onto the street will potentially create an on-site back-up/queue of vehicles attempting to make a right-turn onto Owens Avenue. Staff recommends approval with a condition to post a right-turn only sign onto Owens Avenue during the hours of student drop-off and pick-up.

#### Design Review #2 and Waiver of Development Standards #3

Staff does not object to the proposed diamond shaped landscape planters that will be utilized along the east and northwest property lines of the site. The diamond planters will enable 24 inch box trees to be planted adjacent to the existing single family residences, and will also provide shade within the interior of the parking lot. Staff does not object to the alternative landscaping provided along the property lines adjacent to less intensive uses (single family residences). The alternative landscaping is provided in the form of diamond landscape planters, in lieu of the typical 5.5 foot wide landscape area. The landscape planters are typically spaced 20 feet to 30 feet apart to accommodate 24-inch box large trees. Staff finds the proposed landscaping will help mitigate any potential impact the school may have on the surrounding properties; therefore, recommends approval.

#### Design Review #3 and Waiver of Development Standards #4

Staff finds the area and height of the proposed wall sign is minimal and should not have any impact on the surrounding land uses and properties. The proposed wall sign is located on the north building elevation and oriented to the main entrance to the school along Owens Avenue. Staff recommends approval.

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

##### Waiver of Development Standards #8a & #8b

Staff has no objection to the reduction of throat depth for all of the driveways. The applicant provided additional landscape buffers adjacent to the driveways. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

##### Waiver of Development Standards #8c

Staff can support the waiver allowing the existing ingress radius for the Owens Avenue driveway to remain as the reduction is negligible.

##### Waiver of Development Standards #8d

Staff has no objection to allow non-standard driveways on Bledsoe Lane. The northern driveway will be reconstructed as a new ADA compliant pan driveway that will be gated for emergency access only. The southern driveway will be constructed as a depressed alley driveway, which will see minimal traffic as it only serves 7 parking stalls and deliveries.

#### Design Review #4

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**

- Post “right-turn only onto Owens Avenue during student drop-off and pick-up” sign;
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- All driveways to be ADA compliant.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RED HOOK CAPITAL

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106

DRAFT



# LAND USE APPLICATION



## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

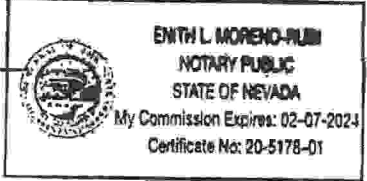
APPLICATION TYPE	STAFF	PROPERTY OWNER	APPLICANT	CORRESPONDENT
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> 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 #)	APP. NUMBER: <u>UC-23 - 0003</u> DATE FILED: <u>1/5/22</u> PLANNER ASSIGNED: <u>MWJ</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>2/16/23</u> PC MEETING DATE: <u>-</u> @ <u>6:30PM</u> BCC MEETING DATE: <u>3/8/23 @ 9:00 A.M.</u> FEE: <u>\$1,825.<sup>00</sup></u>	NAME: <u>Full Gospel Las Vegas Korean Church Assembly of God, A Nevada Corporation</u> ADDRESS: <u>1580 Bledsoe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-453-1223</u> CELL: E-MAIL: <u>joshkang1@hotmail.com</u>	NAME: <u>Red Hook Capital</u> ADDRESS: <u>2120 E. Grand Avenue, Suite #135</u> CITY: <u>El Segundo</u> STATE: <u>CA</u> ZIP: <u>90245</u> TELEPHONE: <u>(424) 217-1277</u> CELL: <u>(323) 329-6017</u> E-MAIL: <u>dhyun@redhookcap.com</u> REF CONTACT ID #: <u>236296</u>	NAME: <u>RCI Engineering, attn Chris Thompson</u> ADDRESS: <u>500 S. Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-453-0800</u> CELL: <u>702-275-6232</u> E-MAIL: <u>cthompson@rcinevada.com</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 140-28-112-001  
 PROPERTY ADDRESS and/or CROSS STREETS: 1580 Bledsoe Lane, Las Vegas, Nevada 89110  
 PROJECT DESCRIPTION: Charter School

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

  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME, ON 3/13/2022 (DATE)  
 By ENTH L. MORENO-RUBI  
 NOTARY PUBLIC: 

Joshua Kang  
 Property Owner (Print)



\*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.



UP-23-0003

December 21, 2022

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
PO Box 551744  
Las Vegas, NV 89155

**RE: Project Description and Compelling Justification Letter  
Southern Nevada Trade High School  
Use Permit, Waiver and Design Review Application**

**PLANNER  
COPY**

On behalf of our client Red Hook Capital Partners and the Southern Nevada Trade High School we have prepared the following project description and letter of compelling justification in support of a use permit for a charter high school.

The subject R-E zoned 3.96-acre site is located at the southeast corner of Owns Avenue and Bledsoe Lane, within Sunrise Manor. The parcel is bound on north by Owens Avenue and an existing R-E zoned single family residence and an R-3 zoned multi-family residence, to the west by existing Bledsoe Lane, and to the south and east by existing R-E zoned single family residences.

The site is fully developed and currently being utilized for a church and preschool which received a Special Use Permit from Clark County in 2011. The existing building is 25,300 s.f and the site currently has 171 parking spaces. The proposed charter school will utilize the existing building and parking lot with exterior enhancements and interior remodeling of the existing building and the placement of a portable classroom building. The portable classrooms will be placed in the southern part of the site, see site plan for location.

The remodel of the school will be done in 2 phases. The first phase will reconfigure the building to provide 20 classrooms, 1,850 s.f. of office space. The second phase of the re-model will create 10 portable classrooms. Phase 1 will be completed prior to the school opening and phase 2 will be completed the following summer.

The proposed Charter High School, scheduled to open in August of 2023, will provide an education which will offer courses with an emphasis on the construction trade industry. The school will initially open with 200 students in year one and will add 100 students in years two and three and then 50 students per year for years four through seven to achieve an ultimate student enrollment of 600. School bell times will be 8:00am and 2:00pm Monday through Friday. For pick up and drop of students a pattern has been established with vehicles entering from Owens Avenue where a double line queue will extend through the parking lot with a queue length of 520 feet. This queue length will ensure that even at the full 600 student capacity the drop off line will not back up into Owens Avenue.

### **Use Permit**

Per Title 30, Table 30.44-1, a school is designated as a Special Use within and R-E base zoning district.

The proposed charter school will utilize the site as currently developed with improvements to the existing landscaping, new 6' perimeter side and rear masonry walls, new onsite accessible sidewalk to Owens Ave., masonry and ornamental metal site fencing parallel to Bledsoe Lane, and shade canopies. In addition, interior modifications to the existing building are being made and portable classrooms added to the site. This use is similar to the existing church and pre-school use and will not adversely impact adjacent properties.

In addition to the Special Use Permit for the requested school use a second Special Use permit is being requested to waive the architectural compatibility requirement for the proposed modular classrooms and a third use permit is being requested to waive the applicable design standards for the modular classroom buildings. The applicant will be using a typical cement fiber, wood look, modular building with asphalt shingle roofs. Mechanical equipment will be screened by ground mounted screens matching the existing screening utilized on the school building. There will be a total of 5 portable buildings. There will be two groups of two buildings connected together and one building sited as a standalone. 20 feet will be provided between the paired buildings and 16 feet between the stand alone building.

### **Waiver of Title 30**

As previously outlined the plan is to utilize the currently developed site and minimize the effort and costs associated with bringing the site into conformance with current development standards. Since the site was developed in several phases over several decades' standards have changed resulting is a final development plan which will conform to many sew standards but will need waivers for some of the existing conditions to remain as currently developed. Following is a summary of the required waivers for the

### **Waiver of Parking Requirements**

Per Title 30, Section 30.60, the parking required for a school use is 7 spaces per classroom, + 4 per 1,000 sq. ft. of office or 1 per 90 sq. ft. of gymnasium/auditorium, whichever is greater. Based upon this the parking required at full capacity, which will take seven years to be achieved, will be 218 spaces. The site will provide 170 spaces, 48 spaces short of the code required parking count. It should be noted that the school will meet the code required parking standard for the first two years.

Based upon discussions with similar Charter Schools within the area it has been determined that a large portion of the student body will not drive to school but rather be dropped off or walk to school. Based upon this real-life data we feel that the provided parking will be sufficient. If parking does become an issue for the school a system of parking permits will be utilized to ensure that parking demand does not exceed capacity.



### **Waiver of Parking Lot Landscaping Requirements**

Per Figure 30.64-14 parking lot landscape islands area required for every 6 parking spaces. The site as currently developed does not conform to this requirement. The site currently has landscape diamond within the northern parking area which will be retained and planted per the submitted landscape plan. In addition to the diamonds 6 areas have been reconfigured to provide an additional 2,075 s.f. of parking lot landscaping. In order to bring the existing parking lot into conformance with current Title 30 parking lot landscaping requirements 18 parking spaces would need to be eliminated, making the already under parked by current Title requirement condition even worse. The applicant feels that the parking has a greater value to the end use than the added landscape would provide.

### **Waiver of Screening and Landscape Buffer Requirements**

Based upon the existing site condition current Title 30 adjacency landscape and screening standards are not met for all perimeter conditions. With this application it is intended to make modifications where possible while utilizing the existing site improvements to best support the final end use. This has resulted in the need for several waivers to allow the existing landscape buffers to remain or be modified.

The first area is along the project's eastern boundary, north half, adjacent to APN 140-28-111-033. This edge condition currently has a 5' wide landscape buffer. With the redesign of the site this buffer will be eliminated and 6' decorative screen wall constructed and a 5' wide sidewalk constructed. This sidewalk will connect the school's main entrance to Owens Avenue, providing a direct ADA compliant pedestrian access that will not conflict with parking lot vehicle circulation.

The second waiver area is along the southeast and southern boundary. Along this perimeter there is an existing masonry block wall that will remain and a new decorative wall will not be constructed. By leaving the existing wall which is constructed entirely on the subject property on the southern boundary, encroaching as much as 5.95 feet, a resulting landscape buffer between the edge of the new pavement and the wall varying from 4.8 feet to 8.8 feet will result.

### **Waiver of Height/Setback Requirements**

The third waiver is for height/setback for the proposed future modular buildings. Utilizing the standard identified in Figure 30.56-10 the setback to the 14.33' tall modular buildings would be 26 feet. The provided setback will be 15 feet. It should be noted that a worst-case scenario in which the 11.5-foot-tall modular building will be set 2.83 feet above finish grade has been considered for this waiver. With final design the buildings will be set as low as possible and if they can be set finish grade the setback requirement would be 16.5 feet.

### **Waiver for Wall Sign**

The fourth waiver is for a wall sign where one is not permitted per Title 30, table 30.72-1. With the remodel of the building façade the applicant wishes to install a 6' high by 12'-8" wide, 76 square foot, backlit wall mounted sign, see sheet A5.1 for sign detail. The sign will be located on the buildings north face and will be visible from Owens Venue, the location of the schools primary

entrance. The sign has been located to not be directly behind the existing residential uses to the north.

#### **Waiver of Throat Depth**

The fifth, sixth and seventh waivers are for reduced throat depth at a commercial driveway. Per the Clark County Area Uniform Standard Drawings, CCAUSD, drawing number 222.1 requires a parking lot with 101 to 200 spaces to provide a throat depth of 100 feet. The existing Commercial driveway on Owens Avenue and parking lot configuration will provide a 14-foot throat depth. Since the majority of traffic will be encountered during drop and pick up an increased throat depth would not alleviate the possibility of queueing to back into Owens Avenue. To alleviate this the school will have a designated drop off and pick up plan that will provide 2 lanes which will provide 1,160 feet of queue drop lane. Additionally drawing 222.1 identifies a minimum curb return radius of 25-feet for the ingress side and 15 -feet for the egress side. The existing driveway has a 15-foot radius at both returns so a waiver will be required to allow the existing 15-foot radius on the ingress side to remain. The sixth waiver is for the gated secondary access to the parking lot in front the school building. This driveway will have a grate located 10.78 feet back from the back of sidewalk. The gate will remain secured and this driveway will be for emergency access only. The seventh waiver is for the commercial driveway to the small 7 lot parking area located south of the school building. Per CCAUSD drawing number 222.1 a throat depth of 35 feet is required. At this location a throat depth of 6' will be provided. Since this parking lot will be utilized by staff only and has direct access to a local street concerns over stacking within the public right of way are not warranted.

#### **Waiver for Commercial and Industrial Driveway**

The eighth and ninth waivers are for non-standard improvements, waiver of CCAUSD standards. With the modification to the site the northern driveway onto Bledsoe Lane which is currently a "pan" style driveway will be removed and a Commercial and Industrial Driveway (Option A) will be constructed, CCAUSD drawing 224. This will be for a gated emergency secondary access. Since Bledsoe is currently developed to a rural standard and the fact that the entrance will be secondary emergency only the need for a standard Commercial Driveway is not warranted.

Similarly, the southern entrance off of Bledsoe has an existing "pan" style driveway. This driveway will be re-constructed as a depressed alley driveway per CCAUSD standard drawing 227.S.1. This entrance will be used for Staff to access the 7 parking stalls located along Bledsoe and will be utilized for deliveries only, lunch/food deliveries and supplies, not student drop off or pick up. Based upon the rural standard along Bledsoe Lane and the limited use condition the warrants for a new commercial driveway area not met.

#### **Design Review**

The project site currently has a retention basin that was constructed with one of the previous expansion phases. This pond, which is 4 feet deep, will no longer be needed since storm drain will be extended to the site with this project. In order to fill the pond a fill in excess of 3 feet will be required. Title 30 section 30.32.040.9.b a request to increase grade by more than 36 inches must be approved through a design review. With this application the applicant is requesting an approval to raise grade by 4 feet. In addition to the design review for raising grade the applicant



is requesting a design review for proposed school and a 76 square foot backlit wall mounted sign. The sign will be located on the building north façade and will be visible from Owens Avenue, the roadway providing the primary entrance for the school.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,  
  
**RCI** Engineering

Chris Thompson, P.E.  
Principal