



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 28, 2024

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 Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

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 March 14, 2024. (For possible action)
- IV. Approval of the Agenda for March 28, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

VI. Planning and Zoning

04/17/24 BCC

1. **AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW 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 RS20 (Residential Single Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/my/ng (For possible action)**04/17/24 BCC**
2. **UC-23-0894-EASTWOOD, LLC:**
USE PERMIT for an independent living facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a proposed independent living facility to be adjacent to, and accessed from a local street; **2)** reduce setback for access gate; **3)** reduce parking; **4)** reduce minimum lot size for an independent living facility; **5)** reduce setbacks; **6)** allow the mechanical equipment to be visible; **7)** eliminate trash enclosures; **8)** eliminate detached sidewalk and landscaping; **9)** eliminate parking lot landscaping; **10)** reduce throat depth; **11)** reduce driveway width; and **12)** full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action) **04/17/24 BCC**
3. **ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:**
ZONE CHANGE to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action) **04/17/24 BCC**

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

4. **UC-24-0051-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:**
USE PERMITS for the following: **1)** vehicle maintenance or repair; **2)** vehicle paint/body shop; **3)** vehicle rental or sales; and **4)** vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking landscape islands; and **2)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** vehicle maintenance or repair; **2)** vehicle paint/body shop; **3)** vehicle wash; and **4)** vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action) **04/17/24 BCC**

5. **WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway throat depth; **2)** reduce driveway departure distance, and **3)** allow alternative sidewalk ramps.
DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone. Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action) **04/17/24 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: April 11, 2024.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

March 14, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member- PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Dane Detommaso
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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 February 29, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for March 14, 2024

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez announced that on Saturday 10am-1pm March 16, 2024 there is a “Bunny Bash” at Family Lewis Park. There will be food trucks, egg hunts, etc.

VI. Planning & Zoning

04/02/24 PC

1. **AR-24-400014 (UC-23-0115)-AMIGO REALTY CORP:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a food trailer not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/dd/ng (For possible action) 04/02/24 PC

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 3-1

2. **PA-24-70001-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 6.5 acres. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Adopted per staff recommendation
Vote: 4-0/unanimous

3. **ZC-24-0037-SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
ZONE CHANGE to reclassify 6.5 acres from a CG (Commercial General) Zone to an IL (Industrial Light) Zone within the AE-70 Overlay District for a proposed office/warehouse and distribution complex. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/ng (For possible action) **04/02/24 PC**

Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 4-0/unanimous

4. **DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:**
DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the AE-70 Overlay District. Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 4-0/unanimous

5. **UC-24-0039-LU FAMILY COMPANY, LLC:**
USE PERMIT to allow live entertainment in conjunction with an existing adult cabaret and tavern establishment on 0.9 acres in an IL (Industrial Light) Zone. Generally located on the northeast side of Boulder Highway, 350 feet northwest of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendation
Vote: 4-0/unanimous

6. **WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:**
WAIVER OF DEVELOPMENT STANDARDS for setback for an attached carport.
DESIGN REVIEW for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single Family 5.2) Zone within the AE-70 Airport Environs Overlay District. Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action) **04/02/24 PC**
Moved by: Mr. Thomas
Action: Approved w/condition to make it architecturally compatible with house
Vote: 3-1

7. **WS-24-0024-NEVADA C & M CORP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; and 2) reduce street landscaping in conjunction with a recreation vehicle park and mini-warehouse development on 17.7 acres in a CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 350 feet west of Lamb Boulevard within Sunrise Manor. TS/bb/ng (For possible action) **04/02/24 PC**
Moved by: Ms. Cosgrove
Action: Approved w/recommendations to paint existing wall, add decorative rock/boulders & waterless plants
Vote: 3-1

04/03/24 BCC

8.

AR-24-400020 (DR-19-0042)-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW FIRST APPLICATION FOR REVIEW for proposed modular buildings in conjunction with an existing elementary school (Lomie G. Heard) on a 1.5 acre portion of a 12.5 acre site in a PF (Public Facility) Zone. Generally located on the east side of Lamb Boulevard and the south side of Kell Lane within Sunrise Manor. TS/my/ng
(For possible action) **04/03/24 BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendation

Vote: 4-0/unanimous

VII. General Business: None

VIII. Public Comment: Mr. Barbeau handed out an article about Hamas & an article from 1997 about how he helped the Welfare Division select a location for lease & on other projects in the past.

IX. Next Meeting Date: The next regular meeting will be March 28, 2024

X. Adjournment

The meeting was adjourned at 7:35 pm

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW 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 RS20 (Residential Single Family 20) Zone.

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

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).
4. 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 Lots/Units: 2 (existing building)/1 (portable classroom)
- Number of Stories: 2
- Building Height (feet): 35 (existing building)/1 (portable classroom)
- Square Feet: 25,186 (existing building)/1,420 (modular classroom building)/17 (shade structure)/13 (carport shade structures)
- Parking Required/Provided: 218/170

Site Plans

The approved plans depict an existing 2 story place of worship that will be converted into a charter high school (Southern Nevada Trades High School). The plans show a carport that is adjacent to a residential development, 10 modular classrooms on the southern portion of the parcel, an outdoor lunch area west of the modular classrooms, and 2 driveways. One gate is set back 20 feet from Owens Avenue and the other is set back 10 feet from Bledsoe Lane.

Landscaping

The approved plans depict a 6.5 foot wide landscape strip behind a sidewalk along Owens Avenue. There are diamond shaped planters throughout the parking lot. A 6 foot high wall sits behind

landscaping strips along Bledsoe Lane. 24 inch box trees are located on the southern edge of the property.

Elevations

The approved 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 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 approved 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.

Previous Conditions of Approval

Listed below are the approved conditions for UC-33-0003:

Current Planning:

- 1 year to review as a public hearing;
- Per revised plans;
- Limitation of 200 students the first year for a total of 400 students thereafter;
- 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 and application for review; 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 throughout 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 and reference POC tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a review per the conditions of UC-23-0033. Per the applicant, no traffic or parking problems have been identified. Currently there are 85 students enrolled, which is below the maximum amount of 200 students. The applicant also states that they have installed required signage regarding right turns.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0003	Conversion of place of worship into charter school	Approved by BCC	March 2023
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 (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RM18	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an application review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Staff finds that the applicant has been issued an off-site permit with Public Works. The applicant was also granted permits by the Building Department to demolish the structure, conduct grading, and construct walls on the property. Staff has not been made aware of any issues since the school began operating. Therefore, staff recommends approval with no further reviews.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RED HOOK SNTHS LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE. 650, LAS VEGAS, NV 89135

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0894-EASTWOOD, LLC:

USE PERMIT for an independent living facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed independent living facility to be adjacent to, and accessed from a local street; 2) reduce setback for access gate; 3) reduce parking; 4) reduce minimum lot size for an independent living facility; 5) reduce setbacks; 6) allow the mechanical equipment to be visible; 7) eliminate trash enclosures; 8) eliminate detached sidewalk and landscaping; 9) eliminate parking lot landscaping; 10) reduce throat depth; 11) reduce driveway width, and 12) full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential) Zone.

Generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action)

RELATED INFORMATION:

APN:

139-36-411-090; 139-36-411-091

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed independent living facility to be adjacent to, and accessed from a local street where access from a collector or arterial street is required per Table 30.44-1.
2. Reduce access gate setback to 11 feet where 18 feet is required per Table 30.64-3 (a 38% reduction).
3. Reduce parking to 11 parking spaces where 13 parking spaces are required per Table 30.60-1 (a 15% reduction).
4. Reduce the minimum size lot for a proposed independent living facility to 7,288 square feet where 80,000 square feet is required per Table 30.44-1 (a 91% reduction).
5.
 - a. Reduce side setback to 2 feet 1 inch where 5 feet is required per Table 30.40-3 (a 91% reduction).
 - b. Reduce rear setback to 19 feet 9 inches where 20 feet is required per Table 30.40-3 (0.5% a reduction).
6. Allow the mechanical equipment (air conditioning unit) to be visible where mechanical equipment is required to be screened per Table 30.56-2
7. Eliminate the trash enclosure where a trash enclosure is required per Chapter 30.56.
8. Eliminate detached sidewalk and landscaping where a minimum 15 foot wide landscape area and a detached sidewalk are required per Figure 30.64-17.
9. Eliminate landscaping within a parking lot where required per Figure 30.64-14.
10. Reduce driveway throat depth to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).

11. Reduce driveway width to 24 feet where 32 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 24% decrease).
12. Waive full off-site improvements (curb, gutter, streetlights, sidewalk, and partial paving) where required per Chapter 30.52.040.

LAND USE PLAN:

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

BACKGROUND:

Project Description

- General Summary
- Site Address: 18 N. 27th Street/16 N. 27th Street
- Site Acreage: 0.3
- Project Type: Independent living facility
- Number of Units: 8
- Density (du/ac): 24.2
- Lot Size (square feet): 7,288
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 3,648 each building
- Parking Required/Provided: 13/11

History & Site Plan

The site had an approved variance application (VC-0109-99), which included a reduction of the setback and lot width. However, the boundary line amendment was never completed. The applicant has stated that they are working with Public Works to address the issues and have been instructed to move forward with a new application.

The site plan depicts 2 buildings, 3,648 square feet each. The site plan shows a wall around both buildings, and the access gate is 11 feet from the front property line. The site is accessed from 27th Street. The parking spaces are in the front of the property with a total of 11 parking spaces (one designated ADA) where 13 are required. The site plan also shows a dumpster between the 2 buildings. The dumpster location is between the existing buildings.

Landscaping

The applicant is requesting to eliminate parking lot landscaping and landscaping adjacent to the attached sidewalk. No landscaping is proposed on the site.

Elevations

The pictures depict a 2 story, 21 foot high, multiple family building. Building materials consist of blue stucco, white metal stairs, and a black metal access gate.

Floor Plans

The plan shows an independent living facility with 8 units for a total of 16 beds. Each unit includes 2 bedrooms (191.9 square feet), a dining area (129.3 square feet), a kitchen, 2 bathrooms, and a closet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is seeking a permit to operate an independent living facility. The applicant states that there will be 24 hour care available at this location. There will be at least 1 licensed social worker always on call, at least 3 professional health care providers per shift, and 1 individual to operate/monitor the gate. The independent living facility will be for those with cognitive disabilities. The applicant states that the proposed project will not be established and/or modified in a way that would alter the residential character of the neighborhood.

The applicant indicated that the reduction of the parking will not affect the site as the type of individuals who will utilize the residence do not drive, leaving adequate spaces for support staff and emergency vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0109-99	Reduced minimum lot width and setback	Approved by PC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed independent living facility is inappropriate for the site based on the intensity of the use and the inconsistency with the surrounding development. Therefore, staff cannot support the use permit.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & 2 & 3

There are no proposed changes to the exterior of the parking lot or site access. The applicant indicates that existing access gate on 27th Street is for staff and emergency vehicles. However, staff finds that the potential traffic impact from the independent living facility will adversely affect the neighborhood, and the parking will also be used by some residents and visitors. The reduced setback for the access gate may also create safety issues with vehicles entering and exiting the site. Staff also finds the reduction in parking to be a self-imposed hardship; therefore, staff cannot support these requests.

Waiver of Development Standards #4

The proposed independent living facility has existing 2 story buildings that are each 3,648 square feet. Staff finds that there may be adverse effects on the area and adjacent properties due to the reduced lot size to 7,288 square feet where 80,000 square feet is the minimum. In addition, the site does not include adequate parking spaces to accommodate the use and does not have on-site circulation for vehicles. The purpose of requiring larger lots for independent living facilities is to ensure that there is enough room on the site for parking, landscaping, and amenities for the residents. Therefore, staff cannot support this waiver.

Waiver of Development Standards #5

There are no proposed changes to the exterior of the building. Staff understands that this site has been previously approved for similar waivers that inadvertently expired and the buildings exist with the requested setbacks. However, because staff cannot support the other requests, staff cannot support these waivers.

Waivers of Development Standards #6 & 7

Given that the applicant did not provide any justification, staff cannot support the requests for no trash enclosure and unscreened mechanical equipment.

Waivers of Development Standards #8 & 9

Code requires detached sidewalks with a landscape buffer to be provided along streets and in parking lots to ensure safety and reduce the urban heat island effect. The request to eliminate required landscaping and detached sidewalks along 27th Street is inconsistent with the surrounding development and other properties in the area. Staff understands that the site has existed since 1984 and it could be difficult to satisfy the requirement; however, the elimination of detached sidewalks, parking lot landscaping, and street landscaping along 27th Street will have adverse impacts on the subject site and adjacent properties. Therefore, staff cannot support these requests.

Public Works - Development Review

Waivers of Development Standards #10 and #11

Staff has no objection to the reduction of width and throat depth for the commercial driveway on 27th Street. By limiting the width of the driveway to a narrower dimension more space is given to maneuver in and out of the parking stalls near the entrance of the site. Additionally, the intended use will limit the amount of traffic trying to access the site, combined with the existing low volume that already travel along 27th Street, should not pose any safety issues with the reduction. However, since staff cannot support this application in its entirety, staff cannot support these waivers.

Waiver of Development Standards #12

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

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:

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- CCFD may not be able to support this design due to the lack of adequate fire/emergency vehicle access to, on and around the site, the lack of adequate fire protection present and a meeting with CCFD may be required to determine whether any of these issues can be resolved;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to show fire hydrant locations on-site and within 750 feet; to show on-site fire lane, turning radius, and turnarounds; 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; operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: SELF SUFFICIENCY COMMUNITY-BASED LIVING ARRANGEMENTS
LLC

CONTACT: SELF SUFFICIENCY COMMUNITY-BASED LIVING ARRANGEMENTS
LLC, 3965 E OWENS AVE, STE 180, LAS VEGAS, NV 89110



PLANNED
COPY

We are Self Sufficiency Community Based Living Arrangements seeking a permit to operate an independent living facility in your jurisdiction! We are a group of social workers who work with the mentally ill, particularly around sustainable stabilization, with the goals of lessening hospital stays, psychological breakdowns, homelessness, and medication mismanagement to name a few. There will be 24-hour care at this residence as required by HCQC. There will be at least one licensed social worker always on call, at least 3 professional health care providers per shift (3 shifts), and 1 individual to operate/monitor the gate. To achieve this, we are proposing to convert 2 fourplex's, on the same property, into an independent living facility for those with cognitive disabilities. Each fourplex consists of 4 separate apartments, containing 2 bedrooms each, (totaling 8 bedrooms per building) with 2 bathrooms each. We are looking to provide housing, individualized services, and habilitation services to 32 individuals. We are proposing 2 people in each bedroom, 4 individuals per unit. However, due to how the property lines are drawn, only one of the buildings meet the density requirements for 16 individuals. Both buildings are the exact same size, but the property line is drawn through one of the buildings, causing this building to fall short of the density requirements for 16 people. However, both buildings structurally meet the density requirements. Each bedroom is more than 120 square feet. As a result, each bedroom is considered $\frac{1}{2}$ a dwelling unit. Because there are 2 bedrooms in each apartment, one apartment is equal to one dwelling unit. Each building has a total of 4 apartments, which equals to a density of 4 dwelling units per building. We are currently working with public works to address this issue and have been instructed to move forward with the application until it reaches them. Each unit will be fully furnished before any resident is moved in. This proposed project would comply with all public health and safety requirements, including building and fire code requirements. This type of dwelling also requires a state license, and a city license, and licensed through HCQC (Healthcare and Quality Compliance). We have a state license but, to start the process with HCQC for, we need the city license. We do not offer drug and alcohol rehabilitation services, or any sort of inmate reintegration, probate, or veteran services.

As stated, to operate this sort of dwelling type in the state of Nevada, we must be licensed through HCQC. With that said, we are only allowed to house individuals who come from entities that are also licensed through HCQC regarding referring to us. Each of these individuals has a state case manager who manages them and has extensive knowledge of their background. This will minimize the chances of housing a tenant that constitutes a direct threat to property, other individuals, or the community. This proposed project will not be established

and/or modified in a way that would alter the residential character of the neighborhood. Both proposed buildings are on one property, and it is completely gated. It will not affect parking as the type of individuals who will utilize the residence don't drive, leaving adequate space for support staff and emergency vehicles. There are 11 total spaces for parking on the property (one designated for ADA). The parking requirement for an independent living facility is 1 parking space per 3 beds. Plus 1 parking space per employee. The required parking spaces are 13 and we are requesting to reduce the parking spaces to 11. However, this building was constructed in an older part of town, so it may not meet today's requirements regarding landscaping, parking, etc. Also, with these buildings being built so long ago, it may be difficult to satisfy some of the new requirements. With that said, we are willing to make whatever changes necessary to keep in compliance with zoning laws in your jurisdiction regarding operating an independent living facility. We may need a waiver concerning parking lot requirements as we don't have the ability to add more parking due to the community layout and established property lines. The building may also need fire sprinklers and a fire alarm system according to conversations with fire prevention, but other than that, it is structured in a way that would support the proposed project.

Zoning compliance, in your jurisdiction for this sort of business (Independent Living Facility), requires us to obtain a use permit. We are asking for waivers concerning some of the development standards in your jurisdiction to operate this sort of facility. We are seeking a waiver for the lot size requirements, non-adjacency to arterial street or commercial complex requirements, landscaping adjacent to attached sidewalk and parking lot landscaping requirements, parking reduction requirements, throat dept requirements, and off-site development requirements. There was a previous variance application (99-0109) that waived the rear setback to 18 ft when the requirement was 20 ft back in 1999. It also requested to move the boundary line slightly to the north to be located between the buildings with a five foot side setback. Because moving the boundary line was never completed, we now must reapply the waiver to reduce the rear setback again to 18ft. We would also like to waive the trash enclosure, mechanical equipment (air conditioning) that is visible and adjacent to single family residential and waive the rear setback to 18 feet when the requirement is 20 feet. We are seeking these requirements because there are many factors that don't allow us to make these types of changes, given the construction, age, and/or location of the buildings. Thanks for all you do, and we hope to hear from you soon.

Here is a list of the requirements we are seeking waivers for.

1. We are applying for a use permit to have an Independent Living Facility in an R-4 zone per Table 30.44-1.
2. We are applying for a waiver for the minimum size lot not to be 80,000 square feet per Table 30.44-1.
3. We are applying for a waiver so the facility will not be adjacent to, and accessed from, a collector or arterial street or a commercial complex per Table 30.44-1

4. We are applying for a waiver to eliminate the detached sidewalk and landscaping requirements per figure 30.64-17
5. We are applying for a waiver to not have a trash enclosure nor a recycling bin per Title 30.56-120.
6. We are applying for a waiver to waive the mechanical equipment (Air Conditioning Units) that are visible and adjacent to single family residential per Table 30.56-2
7. Waiving the side setback to be 2 feet 1 inches when the requirement is 5 feet because it is adjacent to single family development per table 30.40-3.
8. We are applying to waive the rear setback to be 19 feet and 9 inches, when the requirement is 20 feet per Table 30.40-3
9. We are applying to waive the parking requirement to be 11 spaces when the requirement would be 13 spaces per Table 30.
10. Waiving the access gate setback to be 5 feet 8 inches when the requirement is 18 feet per Title 30.64-3

Franklyn Morris LMSW, CSWI, President SSCBLA



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:

ZONE CHANGE to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action)

RELATED INFORMATION:

APN:

140-19-302-011

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Existing Land Use: Neighborhood commercial

Applicant's Justification

The request for Commercial General (CG) zoning is to allow commercial use of the property to establish vehicle sales and rentals, vehicle maintenance and repair, a paint and body shop, and a non-public vehicle wash facility on the subject site. The contiguous general business district, which includes 2 auto parts stores, retail gas stations, and a smog check service, will be compatible with the proposed uses. No existing uses within the general business district provide automobile servicing and repair services; therefore, this project will be an asset to the district.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Retail & undeveloped
South	Neighborhood Commercial	CG	Mini-warehouse
East	Neighborhood Commercial and Compact Neighborhood (up to 18 du/ac)	CG & RM18	Convenience store with gas station & smog check & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up 8 du/ac)	RS5.2	Manufactured home subdivision

Related Applications

Application Number	Request
UC-24-0051	Use permits for vehicle paint/body shop and number of vehicles displayed, with waivers for wall height, pedestrian walkways, landscape islands, and driveway geometrics is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The existing land use in the Master Plan for the subject site is Neighborhood Commercial (NC). This land use is primarily intended for a mix of retail, restaurants, offices, service commercial, and other professional services. The CG (Commercial General) Zone is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The CG zone is considered a conforming zone within the NC land use designation while the current zone, RS3.3 is non-conforming. The developed areas to the north, south, and east of the subject property are also zoned CG. Rezoning the subject property to CG will be consistent with the intent of Master Plan Policy SM-5.1 encouraging compatible development of businesses that provide an employment base near the residents of Sunrise Manor. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

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.

Comprehensive Planning

- No comment.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to install "No Parking" signs on both sides of Walnut Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

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 and reference POC Tracking #0092-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL LIVINGSTON

CONTACT: MICHAEL LIVINGSTON, 2851 HUBER HEIGHTS DRIVE, LAS VEGAS, NV 89128

DRAFT

04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0051-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:

USE PERMITS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle rental or sales; and 4) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking landscape islands; and 2) driveway geometrics.

DESIGN REVIEWS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle wash; and 4) vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action)

RELATED INFORMATION:

APN:

140-19-302-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscape islands where landscape islands shall be provided for every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
2. Reduce throat depth to 17 feet for a driveway on Walnut Road where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 77.3% reduction).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Vehicle services including maintenance/repair, paint/body shop, accessory vehicle wash, and vehicle rental or sales
- Number of Stories: 1 (Building A)/2 (Building B)
- Building Height (feet): 22.5 (Building A)/31 (Building B)
- Square Feet: 15,373 (Building A)/2,396 (Building B)
- Parking Required/Provided: 36/38
- Sustainability Points Required/Provided: 7/8.5

Site Plan

The plan depicts an L-shaped property with a driveway entrance on Walnut Road. The property also abuts Lake Mead Boulevard, however, there is no driveway access to the street. The site includes 2 buildings. Building A is located on the west side of the property. This building has a 10 foot side street setback from Lake Mead Boulevard, a zero foot side interior setback from the southern property line, and a 5 foot rear setback from the west property line. Building B is located at the southeast corner of the property. This building has an 11 foot front setback from Walnut Road, and zero foot and 3 foot side interior setbacks.

The driveway will feature a vehicle gate that will remain open during business hours which is set back 37 feet from the street. The second story of Building B is proposed to be located above the driveway entrance. This building spans the entire area from north to south with vehicle access underneath. Access to the second story will be gained from a ground floor building entrance on the north side of the driveway. The parking areas adjacent to Building B will feature 6 valet spaces for vehicle drop-offs and 40 spaces for vehicle sales and rentals. A trash enclosure is located just west of the sales and rental parking spaces. An additional 33 parking spaces are located close to Building A. Building A contains 5 units for various vehicle services with each unit having a single overhead door. A 3 foot wide on-site pedestrian walkway along the south side of the property connects Building B to a 5 foot wide walkway located in front of Building A. The site includes a 6 foot high decorative metal perimeter fence that is set back 10 feet from the property lines along Lake Mead Boulevard and Walnut Road. There are pedestrian gates located on both street frontages. The fence also extends along the northern and eastern interior property lines connecting the portions of the fences near the streets. There are existing 6 foot high CMU walls located along the west and south property lines.

Landscaping

The plans depict street landscaping consisting of existing attached sidewalks and landscape strips 10 feet in width along Lake Mead Boulevard and Walnut Road. Large trees spaced 30 feet apart with 3 shrubs per tree are depicted. The west side of the property includes large trees spaced 30 feet apart. Due to the presence of an intervening street, landscape buffering and screening is not required between the residential area to the west and the subject property. However, it is provided in this case to mitigate the appearance of the building. Parking area landscaping includes landscape islands with medium trees which are provided every 6 parking spaces for most of the required parking areas. However, the site lacks 4 landscape islands which is the subject of a waiver.

Elevations

Building A has a maximum height of 22.5 feet with a metal roof which slopes to the west down to 17.5 feet. Building A will have a colored metal cladding exterior. This building features five, 9 foot by 14 foot overhead doors for each unit with either medium grey metal or low-e glass panels. Each of the units will be accessed by a door and will have a window with tinted grey glass in a frame. Solid cantilevered canopies are located above each door, window, and overhead door.

Building B has a maximum height of 31 feet and will feature metal cladding to match Building A along with earth-tone stucco to match existing perimeter walls. The second story of Building B

includes windows on the east and west sides. Below the second story of Building B is a 14 foot high vehicle gate along with a pedestrian gate.

Floor Plans

The plans depict Building A as consisting of 5 units with various vehicle uses and services. Each unit includes an office, restroom, and work area. The northern unit is 4,305 square feet and is proposed for vehicle maintenance or repair service. The next 3 units to the south, which are 2,767 square feet each, are proposed for vehicle body repair. One of these units includes a paint booth and a non-public vehicle wash. The southern unit is 2,707 square feet and is also for vehicle body repair.

The plans depict Building B as consisting of a first floor which is 276 square feet. The building entrance on this floor provides access to a stairway and an elevator. The second floor which is located above the driveway entrance on Walnut Road is 2,120 square feet and includes an office, restroom, and a waiting and sales area for vehicle rental and sales.

Applicant's Justification

The applicant states that the development proposal is for a service facility for standard automobiles. The intent is to establish a 1 stop auto park to provide car sales and rentals, car servicing, car repairs, and a body shop with a paint booth. The undeveloped site is a perfect location to relocate an existing business. The contiguous general business district of 11.3 acres includes 3 retail gas stations with convenience stores, 2 auto parts stores, and a smog check station and is compatible with the proposed uses. None of the existing nearby businesses provide automobile servicing and repair, and therefore, the project will be an asset to the business district.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Retail & undeveloped
South	Neighborhood Commercial	CG	Mini-warehouse
East	Neighborhood Commercial and Compact Neighborhood (up to 18 du/ac)	CG & RM18	Convenience store with gas station & smog check & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up 8 du/ac)	RS5.2	Manufactured home subdivision

Related Applications

Application Number	Request
ZC-24-0059	Zone change to reclassify 1.1 acres from RS3.3 to CG zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permits #1, #2, and #3

The applicant has requested a use permit for a vehicle paint/body shop which is required within the CG zone. Four units in Building A are proposed for vehicle body repair with 1 of the units having a paint booth and a vehicle wash which will not be open to the general public. In all zones vehicle paint/body repair work must occur within an enclosed building which is indicated on the plans. The building is also proposed to include vehicle maintenance or repair in 1 unit. All of these vehicle services are less than 200 feet from an area subject to residential adjacency and thus require use permits.

There is a manufactured home subdivision to the west of Building A with an intervening private street. All overhead doors to the paint and body shop will face the interior of the site away from the residential area. Nonetheless there are still concerns for noise or other potential impacts on nearby residential areas. According to the justification letter, typical intermittent noise levels during operations can range as a high-frequency noise source from 80 to 100 decibels with an ambient background noise of 50 decibels. The applicant states that exterior walls of Building A will be constructed with 2 inch thick structurally insulated panels (SIPs) with 2 inch thick polystyrene sandwiched between a metal skin connected to a rigid steel frame with a STC Rating 22 efficient for high frequencies. The nearest houses are located 54 feet from the rear wall of the building. The applicant states that the existing 6 foot high masonry wall, existing bushes, and proposed landscaping featuring large trees should help to provide additional sound barriers. The applicant states that interior noise within operational hours, which are proposed by the applicant to be limited to 8:00 a.m. to 7:00 p.m. daily, will not exceed ambient background traffic noise from Lake Mead Boulevard. However, staff believes that these vehicle services are still too close to the residential neighborhood to the west, therefore, staff recommends denial of these use permits.

Use Permit #4

The applicant is requesting a use permit to allow the display of more than 5 vehicles for rental or sale when parking is shared with another use. The site plan indicates 40 parking spaces intended for the display of rental and vehicle sales. None of the vehicle rental and sales parking spaces are needed to meet the minimum parking requirements for all proposed uses on the site. Therefore, staff could normally support this use permit, however, because the other uses permits and design review are recommended for denial, staff cannot recommend approval.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the uses of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on any public improvements, facilities, or services.

Waiver of Development Standards #1

The applicant has requested to waive some of the parking lot landscape islands adjacent to the valet spaces, ADA parking, and north side of the parking area. Landscape islands with 1 medium or large tree are required for every 6 parking spaces and at the end of each row of parking. The site plan does not show a landscape island on the east side of the valet parking and the west side of the ADA spaces near Building A. The applicant has requested to reduce the landscape islands because it would restrict the display and viewing of the vehicles for sale or rental in the immediate area. The landscape plan indicates that 4 medium trees that would normally be in these islands have been relocated to nearby islands. Since the number of required trees is not reduced, staff does not object to this waiver, however, because staff is not supporting the use permits or design review, it is recommending denial of this waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The site features pedestrian connectivity between Buildings A and B. However, the width of the on-site pedestrian walkway is reduced to 3 feet on the south side of the site due to site restrictions as the property narrows to 81 feet in this area. The walkway is located adjacent to the south perimeter wall of the site. It should be noted that sales/rental areas are not required to be striped per Section 30.04.04H. Therefore, there is no specific parking space length requirement for such areas. It appears there would be room to widen the walkway to 5 feet to meet the design requirements. Staff does not support the reduced walkway width.

Three façades of Building A are visible from Lake Mead Boulevard and the east façade of Building B is visible from Walnut Road. These facades are subject to the building design standards. Metal exteriors for both buildings will be decorative with multiple colors proposed. The façade of Building A facing Lake Mead Boulevard will feature 3 mesh screens painted to match the doors to help break-up the blank wall. The west side of Building A features a blank wall which is prohibited by Code. The applicant is proposing to mitigate this by providing 9 large trees spaced 30 feet apart where landscaping is not required. The building wall and trees will also be located behind an existing 6 foot high wall that will be painted an earth tone color. There are also established oleander bushes along a private road, Hermosillo Street, on the west side of the site. The applicant states that the façade is proposed to have a neutral sky color and

intended to be unobtrusive. Staff does not support having a long blank wall on the west side of the building without additional design enhancements such as the use of mesh screens as is proposed for the side facing Lake Mead Boulevard.

All customer building entrances for Building A face toward Walnut Road. In Building B, the walk-in customer entrance faces the driveway rather than the street. Cross access is not provided; however, all surrounding properties are already developed. Roll-up overhead doors on Building A do not face any residential areas but are instead directed internally. The roll-up doors face Walnut Road. However, they are set back over 200 feet and mesh is provided on the decorative fence along the street for additional screening. The doors are also partially blocked by a portion of Building B.

Because staff is not supporting the use permits and has identified certain issues with the design of the property as cited above, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the reduced throat depth for the driveway on Walnut Road will result in stacking of vehicles in the right-of-way. Due to the limited on-site customer parking, vehicles entering the site will come into immediate conflict with those trying to access the parking stalls. Since Walnut Road is a collector street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

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:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a certificate of compliance;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- A minimum 5 foot wide walkway shall be provided between Building A and Building B;
- A minimum of 9 mesh screens shall be added on the building façade along Hermosillo Street with the screens located between the proposed large trees.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to install "No Parking" signs on both sides of Walnut Road.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0092-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL LIVINGSTON

CONTACT: MICHAEL LIVINGSTON, 2851 HUBER HEIGHTS DRIVE, LAS VEGAS, NV 89128

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway throat depth; **2)** reduce driveway departure distance, and **3)** allow alternative sidewalk ramps.

DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone.

Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action)

RELATED INFORMATION:

APN:

161-04-317-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth for a bus driveway along Winterwood Boulevard to 5.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).
2. Reduce the departure distance between a bus driveway along Winterwood Boulevard and an intersection to 76 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
3. Allow alternative sidewalk ramps where compliance with Uniform Standard Drawing 235 is required.

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2001 Winterwood Boulevard
- Site Acreage: 7.9
- Project Type: School
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: Building A 23,998 (single story)/Building B 58,073 (2 stories)
- Parking Required/Provided: 60/90

Request

The school was originally constructed in 1972 and during the most recent 2022-2023 school year had a capacity of approximately 559 students. The current 2023-2024 school year has a projected enrollment of 496 students. The existing school will be demolished, and the replacement school constructed in the current location. Construction of the school will commence after the end of the 2024-2025 school year and will open in the 2026-2027 school year. The students will be transported to a temporary swing campus during construction. The existing Winterwood Park adjacent to the school is not a part of this project; however, the school district is in contact and coordinating with Clark County Parks & Recreation (CCPR) in order to retain access to the park via the school site.

Site Plans

The plans depict 2 buildings; Building A is 1 story and is located along the east side of the property, 193 feet south of the north property line. Building B is located along the west side of the property, set back 143 feet from the south property line, and has both single story and 2 story elements. The 2 story portion of Building B has been placed in a more central location on the site, set back 142 feet from the north property line. The parking lot has 2 driveways along Winterwood Boulevard, with the south driveway ingress-only and the north driveway egress-only. The north driveway is aligned with Aston Avenue. The south driveway has a throat depth of 78.5 feet where 75 feet is the minimum. The new on-site parking lot will have a total of 90 parking spaces, including 4 accessible parking spaces. Two electric vehicle (EV) parking spaces will be installed, and 15 EV capable parking spaces will be provided. A 6 foot high rolling gate will be installed between the designated school parking and the public parking for the park. Twelve parking spaces (including 3 accessible parking spaces) have been reserved for public use. These parking spaces are located on the southeast corner of the site.

A school bus drop-off/pick-up lane will be located along Winterwood Boulevard. The bus lane will be 1 way with the entrance to the bus lane located approximately 76 feet from Citroen Street. The plans show the bus lane ingress driveway has a throat depth of 5.5 feet where 25 feet is required and a departure distance of 76 feet 4 inches where 190 feet is required. Waivers of development standards to reduce the throat depth as well as the departure distance are also included in this application. Furthermore, the plans depict alternative ADA access ramps at the ends of the bus drop-off/pick-up island.

The playground will consist of a new kindergarten play area, with a shade structure, a new primary play area with synthetic turf under a shade structure, an open synthetic turf play area, basketball courts, tetherball areas, and foursquare areas. These areas are located on the north and west sides of the site. Also, along the west side the site the plan includes a potential area for use of portables in the event they are needed at a future time.

Landscaping

The plans depict landscaping along Winterwood Boulevard, the south property line and a portion of the north property line. A 25 foot wide landscape strip with large trees planted 30 feet on center is depicted along the north side of the synthetic turf, adjacent to the residential uses. An additional 10 foot wide landscape strip is located along the southwest side of the site with large trees planted 30 feet on center. Parking lot landscaping with trees is provided along the south

side of the parking area, adjacent to the existing park. Additional landscape islands with shrubs are located in the central parking area. Due to security reasons, trees will not be planted within 20 feet of any building or within the central parking lot landscape islands.

Elevations

Building A is a single story building with a maximum height of 35 feet. It consists of a multi-purpose room and administrative wing. Building B, which consists of classrooms, has both single story and 2 story elements. The single story portion of the building is 22 feet high and the 2 story portion of Building B has a maximum height of 35 feet and is placed in a more central location on the site. A screened outdoor staircase is partially visible from the north elevation. The music room's overhead doors are located within the school's interior courtyard and will not be visible from any public right-of-way or residence. The buildings are designed with CMU walls, painted cementitious plaster finish, painted metal panels, and metal shade canopies. The building elevations are a combination of standing seam metal roofs and flat roofs with parapets.

Floor Plans

Building A is 23,998 square feet and Building B is 58,073 square feet for a total of 82,071 square feet for the overall school. The school will have 37 classrooms, not including the 4 future portable buildings with 2 classrooms each. The portable classroom buildings are 1,440 square feet each.

Signage

The new design also includes a freestanding 216 square foot metal sign (34 feet high by 6 feet wide), cast-in-place located along the south side of the school, near the main entrance, and set back more than 134 feet from the south property line. This sign is facing the parking lot. Additionally, a 600 square foot wall sign is located on the front of the school and indicates the school's name.

Applicant's Justification

The applicant states the design and construction of the school will enhance the School District's ability to accommodate the educational needs of the children in the area. An increase to throat depth would create the loss of multiple parking spaces (including the parking requesting by CCPR for the park), loss of programmable area, several feet of landscaping and a parking lot landscape island.

Furthermore, the applicant states alternative sidewalk ramps are necessary since the required island is not wide enough to accommodate standard ramps. The trees along the north property line provide further buffering and screening to the outdoor staircase partially visible from the north elevation, as well as the music room's overhead doors located within the school's interior courtyard. However, the overhead doors indicated on the elevation plan are not visible from any public right-of-way nor any residence.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0241-98	Addition to an existing elementary school	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RM18	Single family & multiple family residential
South	Public Use	PF	Winterwood Park

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed school will upgrade the subject site and be an amenity for the community. The buildings utilize 4 sided architecture with varying surface planes to improve the visual quality from all sides of the property. The overall proposed design of the site depicts varying building heights and breaking-up the mass of the building. Adequate setbacks have been provided for the buildings. The proposed site design improves on-site and off-site circulation and safety with incorporation of a bus pick-up/drop-off area and an on-site parking lot. The request complies with Policy 2.2.1 of the Master Plan which encourages a range of recreational, educational, and enrichment programs to meet the interests, ages, and needs of residents throughout Clark County. Staff understands that for security reasons, some parking lot landscaping with trees is not possible. However, the applicant is providing landscape fingers with shrubs to break-up the mass of the parking lot area.

This project is providing seven sustainability points by proposing to utilize water efficient landscaping; a cool roof providing a minimum of 104 solar reflectance index (SRI); design efficiencies with provision of amenity zone shade structures, daylighting, low emissivity glass and shading at entrances; and alternatives including solar panels, use of electricity with the exception of 1 gas water heater that reduces the carbon footprint, and the use of synthetic turf for conservation of water usage. Therefore, staff can support this request.

Public Works – Development Review

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waivers of Development Standards #1 and #2

Staff has no objection to the reduction in throat depth and departure distance for the northernmost driveway on Winterwood Boulevard as the driveway is for busses only and will only see traffic twice per day.

Waiver of Development Standards #3

Staff can support the modified sidewalk ramps for the bus parking island along Winterwood Boulevard, however, further review will be required during technical review.

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:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY
MANAGEMENT, 1180 MILITARY TRIBUTE PL., HENDERSON, NY 89074

DRAFT