



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 27, 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 be 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

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 March 30, 2023. (For possible action)
- IV. Approval of the Agenda for April 27, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Hollywood Regional Park Grand Opening Celebration will be on May 27, 2023 8am
- VI. Planning and Zoning
- VII.

04/19/23 BCC

1. **ZC-23-0072-PROLOGIS, LP:**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** throat depth; **2)** parking lot landscaping; **3)** cross access; and **4)** allow an attached sidewalk and alternative street landscaping.
DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)**04/19/23 BCC**

2. **VS-23-0073-PROLOGIS, LP:**
VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

05/02/23 PC

3. **UC-23-0115-AMIGO REALTY CORP:**
USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (For possible action)**05/02/23 PC**

05/03/23 BCC

4. **WS-23-0107-GROUP XIII PROPERTIES, LP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway design; and **2)** alternative landscaping along a street.
DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** finished grade; and **3)** alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action) **05/03/23 BCC**

5. **WS-23-0124-BEEDLE NV PROPERTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit encroachment into airspace; **2)** waive detached sidewalks; and **3)** allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75 and APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action) **05/03/23 BCC**
6. **TM-23-500025-BEEDLE NV PROPERTY, LLC:**
TENTATIVE MAP for a commercial subdivision on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75/APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action) **05/03/23 BCC**

05/16/23 PC

7. **UC-23-0137-KG REAL ESTATE, LLC:**
USE PERMITS for the following: **1)** waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; **2)** waive the separation from a vehicle repair facility (automobile and smog check) to a residential use; **3)** waive the separation from a tire and installation facility (automobile and smog check) to a residential use; and **4)** permit overhead doors to face a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping; **2)** reduced parking and loading areas; **3)** waive design and layout of parking; **4)** waive trash enclosure; and **5)** waive setback from the street.
DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/lm/syp (For possible action)**05/16/23PC**

05/17/23 BCC

8. **ET-23-400026 (UC-17-0480)-PLEASANT VIEW PARTNERS I, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** congregate care facility; and **2)** assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** congregate care facility; **2)** assisted living facility; and **3)** finished grade on 6.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)**05/17/23 BCC**
9. **ET-23-400027 (VS-19-0100)-PLEASANT VIEW PARTNERS I, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue, and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/tpd/syp (For possible action) **05/17/23BCC**

- 10. **ET-23-400034 (WS-18-0493)-PLEASANT VIEW PARTNERS I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action) 05/17/23BCC

- 11. **VS-23-0139-LV PETROLEUM LLC:**
VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)05/17/23BCC

- 12. **UC-23-0138-LV PETROLEUM LLC:**
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; 2) allow a modified driveway design; and 3) driveway distances from an intersection.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-through on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/rk/syp (For possible action)05/17/23BCC

VIII. General Business: None

IX. 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.

X. Next Meeting Date: May 11, 2023.

XI. 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 30, 2023

MINUTES

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

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: Ms. 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 March 16, 2023 Minutes

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

IV. Approval of Agenda for March 30, 2023

Moved by: Mr. Barbeau
Action: Approved w/ item 4 & 5 being held until April 13, 2023 meeting
Vote: 3-0/Unanimous

V. Informational Items:

Ms. Martinez announced that on April 1st 10am-12pm at the Hollywood Recreation Center a “Bunny Bash” will be held, she also mentioned that on Hollywood Blvd the zap project will be painting the utility Boxes. In May on a Saturday the Hollywood Park will have a Grand Opening for phase 1 and that the funds have been awarded for phase 2.

VI.

Planning & Zoning

03/22/23 BCC

04/18/23 PC

1. **NZC-23-0081-STEPHENS, JUSTIN:**
ZONE CHANGE to reclassify 0.9 acres from an R-T (Manufactured Home Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce wall/fence height; 3) reduce parking; 4) eliminate trash enclosure; 5) reduce gate setback; 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 7) reduce throat depth; and 8) reduce driveway width.
DESIGN REVIEW for an outside storage yard. Generally located on the south side of Judson Avenue, 400 feet east of Marion Drive within Sunrise Manor (description on file). TS/gc/syp (For possible action) **04/18/23 PC**

Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/unanimous

2. **UC-23-0060-QUINONES, GERARDO L.:**
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone. Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action) **04/18/23 PC**

HELD UNTIL APRIL 13, 2023 MEETING

3. **VS-23-0070-MARSHALL, ANDRE C. & SUSAN:**
VACATE AND ABANDON a portion of a right-of-way being Stewart Avenue located between Vista Valley Street and Radwick Drive within Sunrise Manor (description on file). TS/jgh/syp (For possible action) **04/18/23 PC**

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/unanimous

04/19/23 BCC

4. **ZC-23-0072-PROLOGIS, LP:**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70) (AE-75) (APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70) (AE-75) (APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk and alternative street landscaping.
DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

5. **VS-23-0073-PROLOGIS, LP:**
VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

6. **ZC-23-0087-LOPEZ INGRIS N & RODRIGUEZ MIGUEL FLORES:**
ZONE CHANGE to reclassify a 0.4 acre portion of a 2.0 acre retail center from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) tire sales and installation; 2) reduce separation; 3) allow overhead roll-up doors to face a public street; and 4) Project of Regional Significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow tire sales and installation to be conducted outside; 2) landscaping along an arterial street (Bonanza Road); 3) landscaping adjacent to a less intensive use; 4) parking lot landscaping; and 5) reduce setback for a trash enclosure.
DESIGN REVIEW for a proposed tire sales and installation business. Generally located on the north side of Bonanza Road, 160 feet east of Nellis Boulevard within Sunrise Manor (description on file). TS/lm/ja (For possible action) 04/19/23 BCC

Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

7. **ZC-23-0088-FRUTH EAST PROPERTIES, LLC:**
ZONE CHANGE to reclassify 0.9 acres from an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) allow access to a local street; 3) eliminate street landscaping; and 4) allow modified street standards.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) office building; and 3) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor (description on file). TS/md/ja (For possible action) 04/19/23 BCC

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/unanimous

8. **VS-23-0089-FRUTH EAST PROPERTIES, LLC:**
VACATE AND ABANDON portions of rights-of-way being Patterson Avenue located between Nellis Boulevard and Frank Street; and a portion of right-of-way being Baltimore Avenue located between Nellis Boulevard and Frank Street within Sunrise Manor (description on file). TS/md/syp (For possible action) 04/19/23 BCC

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/unanimous

9. **TM-23-500015-FRUTH EAST PROPERTIES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor. TS/md/ja (For possible action) 04/19/23 BCC

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/unanimous

VII. General Business:None

VIII. Public Comment: Three neighbors complained about how the applicant(#2) in their community is not abiding by the rules and a neighbor also complained about the Sloan Channel leakage as did Mr. Barbeau including that the water is damaging the concrete. Another neighbor informed everyone that an item previously presented to the board w/ storage containers has to redesign their plan.

IX. Next Meeting Date: The next regular meeting will be April 13, 2023

X. Adjournment

The meeting was adjourned at 7:35 pm

BOARD OF COUNTY COMMISSIONERS
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MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

04/19/23 BCC AGENDA SHEET

DISTRIBUTION CENTERS
(TITLE 30)

ALTO AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0072-PROLOGIS, LP:

ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk and alternative street landscaping.

DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting.

Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-602-007

USE PERMIT:

Waive the intensive landscape buffer requirement per Figure 30.64-12 between distribution centers and abutting residential uses where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway throat depth along Lincoln Road to 7 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
- b. Reduce the driveway throat depth along Lamb Boulevard to 3 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
2. Allow alternative parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Waive the requirement for cross access and shared parking with the property to the north where required per Table 30.56-2.
4. a. Allow an attached sidewalk and alternative landscaping along Lincoln Road where a detached sidewalk and landscaping are required per Figure 30.64-17.
- b. Allow alternative landscaping along Lamb Boulevard where landscaping is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Distribution centers.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).
3. Lighting.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 149,379 warehouse/10,000 office/159,379 total
- Parking Required/Provided: 160/167

Site Plan

The site plan depicts a distribution center of 86,967 square feet on the west side of the property and another 72,412 square foot distribution center on the east side of the property. A 26 foot wide fire lane runs east and west between Lamb Boulevard and Lincoln Road on the north side of the buildings. There are 195 parking spaces provided along the west, east, and north property lines and between the buildings, with access driveways to Lincoln Road, Lamb Boulevard, and Alto Avenue. A detached sidewalk is depicted along the south and east property lines, with an attached sidewalk on Lincoln Road. Pedestrian access is provided to each building at the southeast and southwest corners. Loading spaces are located on the north side of the distribution centers and not visible from residential properties or streets. Trash enclosures have been provided on the northeast and northwest sides of the site.

Landscaping

The landscaping plan depicts 15 foot wide landscaping, consisting of 24 inch box desert willow, mulga acacia, sheestring acacia trees, 5 gallon shrubs, groundcover, and detached sidewalks along the south and east property lines. A minimum of 10 feet of landscaping is provided adjacent to the attached sidewalk along Lincoln Road, with wider areas included as part of landscape finger areas. The majority of the north property line is located adjacent to an approximately 10 foot wide existing landscaping on the neighboring property to the north under the same ownership. There is no landscaping proposed within the parking lot between the gated access points, requiring the addition of waiver #2 to this application. Waiver #4b is required for the east side of the property since Lamb Boulevard is a 100 foot wide arterial road, requiring landscaping per Figure 30.64-17.

Elevations

The elevations depict 2 concrete tilt up panel buildings to be used as distribution centers. The maximum height of the buildings will be 40 feet with aluminum storefront and tempered glass glazing at the southwest and southeast corners of each building. Parapet walls will obscure rooftop mechanical equipment from view. Recessed walls and roof height variations are provided on the south, east, and west sides of the buildings. The building will screen the loading spaces from any street view, as required by Table 30.44-1. Shallow depth metal canopies will cover each level of windows at each entrance location. A variety of paint tones will complement the recessed walls for each building. The applicant submitted a lighting plan that shows architectural low profile LED lighting over the pedestrian access doors along the south walls of each building. There are 4 lights on the south side of building #1 and 3 lights on the south side of building #2. The luminosity of each light is relatively low when compared to the LED area luminaire lights located on the north side of the building. Lower output LED lights are also located on the east and west sides of each building. Six pole mounted lights are depicted on the north property line, north of each building. Pole mounted lights are allowed up to 25 feet high per Section 30.56.135.

Floor Plans

The floor plans depict building 1 on the west side of the property with an 81,967 square foot warehouse, and 5,000 square feet of office space for a total of 86,967 square feet. Building 2 is located on the east side of the lot, and is a 67,412 square foot warehouse, with 5,000 square feet of office space for a total of 72,412 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to reclassify 8.7 acres from R-E (Rural Estates Residential) to M-D (Designed Manufacturing) to construct 159,379 square feet of distribution center warehouse buildings. The applicant states the proposed rezoning will be conforming with the Master Plan designation of Business Employment. The intense landscaping requirement found in Table 30.44-1 for distribution centers cannot be met on this site due to space limitations, maintenance concerns, and tree growth problems. The existing proposal matches the spacing of the project to the west and would not create a negative condition. On-site lighting is provided with hooded and downward facing LED lights along the south side of the building. These lights are designed to provide minimal illumination for security, emergency egress, and general access, and will meet the requirements of Section 30.56.135. Loading docks face north and are located on the north side of the building. The increased finished grade is less than 6 feet, with the highest area located along the south face of each building.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	R-E & M-D	Single family residential & office

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-1	Warehouse

Related Applications

Application Number	Request
VS-23-0073	A request to vacate a portion of Lamb Boulevard and Alto Avenue right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The Master Plan indicates uses such as distribution centers and warehouses are appropriate for the Business Employment land use category. The proposed center fits into this category and could be consistent with the Master Plan, if site design and neighborhood protections were observed. The proposed rezoning will be consistent with the characteristics of this category by providing concentrated employment near major transportation corridors. Interstate 15 is less than 3 miles east of this property, and Las Vegas Boulevard is 1 mile northwest of the site. Master Plan Policy SM-5.3, combined with the master plan designation of this property as Business Employment, discourages residential development in light industrial areas of Sunrise Manor. Without meeting compatibility concerns associated with Master Plan Policy SM-1.4: Ranch Estate Neighborhoods, and associated provisions of Title 30, such as the requirement for intense landscape buffering, staff is unable to recommend approval.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Master Plan Policy SM-1.4: Ranch Estate Neighborhoods, encourages in-fill development in accordance with the compatibility considerations contained in Title 30. The current landscape plan does not comply with the provisions of Title 30 requiring intense landscape buffering between this use and abutting residential properties. Staff is unable to recommend approval without this compliance.

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.

Waivers of Development Standards #2, #3, and #4

The request for waiver #2 is a self-imposed hardship when considering there is enough space between the north property line, parking stalls, drive access, and loading spaces to allow for the required landscape strip along the north property line within the parking lot. While there is no current cross access with the property to the north, waiver #3 could have been addressed as a redesign under the same ownership, with this application. The size of the distribution center buildings limited the applicant's ability to meet the detached sidewalk standard associated with waiver #4a and is a self-imposed hardship. The applicant could decide to meet the landscape standard identified in waiver #4b, since a detached walk is being provided, all that is needed are a few additional, correctly spaced trees. The proposed development does not comply with Master Plan Policy SM-1.4: Ranch Estate Neighborhoods compatibility compliance with regard to the proposed waivers. Without adequate landscape buffering, staff cannot recommend approval.

Design Reviews #1 and #3

The proposed distribution center use is compatible with the general underlying designation of Business Employment as shown on the Master Plan, the building design, exterior materials, façade treatments, and mechanical screening meet county standards. The lighting plan is consistent with Title 30 and the applicant has stated that all provisions of Section 30.56.135 will be met. However, since staff does not recommend approval for the zone change, use permit and waiver requests, staff cannot recommend approval of design reviews #1 and #3.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for both the commercial driveway on Lamb boulevard and Lincoln Road. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces. However, since Planning is not supporting the rest of the application, staff cannot support this request.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is not supporting the rest of the application, 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or if they expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, will also require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0087-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCOTT BARNES

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S LAS VEGAS BOULEVARD #320,
LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC/UC/WS/DR-23-0072</u> DATE FILED: <u>2-21-2023</u> PLANNER ASSIGNED: <u>SSR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3-30-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-19-2023</u> FEE: <u>2875</u>
	PROPERTY OWNER NAME: <u>Prologis LP</u> ADDRESS: <u>3800 Howard Hughes Parkway, Suite 1250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.891.9141</u> CELL: <u>702.217.5480</u> E-MAIL: <u>lbrady@prologis.com</u>
	APPLICANT NAME: <u>Prologis LP</u> ADDRESS: <u>3800 Howard Hughes Parkway, Suite 1250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.891.9141</u> CELL: <u>702.217.5480</u> E-MAIL: <u>lbrady@prologis.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Treasea Wolf c/o Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Blvd South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.786.1830</u> CELL: <u>702.683.1107</u> E-MAIL: <u>treasea.wolf@kimley-horn.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-18-602-007

PROPERTY ADDRESS and/or CROSS STREETS: NWC Lamb and Alto

PROJECT DESCRIPTION: Industrial buildings with associated parking and landscaping

(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.

Lisa M. Brady
Property Owner (Signature)*

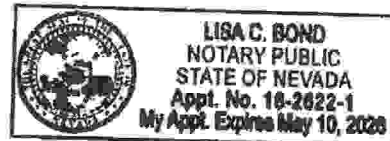
Lisa M. Brady
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 24, 2022 (DATE)

By Lisa M. Brady

NOTARY PUBLIC: Lisa C. Bond Lisa C. Bond



*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.

Kimley»Horn

January 23, 2023
Project No. 192054019

Via Email

Clark County
Current Planning
500 South Grand Central Pkwy.
Las Vegas, Nevada 89155

20-23-0072

RE: JUSTIFICATION FOR CONFORMING ZONE CHANGE, SPECIAL USE PERMIT, WAIVER OF DEVELOPMENT STANDARDS & DESIGN REVIEW

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP, for a Conforming Zone Change, Special Use Permit, Design Review and Waiver of Development Standards for an industrial distribution project on APN 140-18-602-007.

ZONE CHANGE

APN 140-18-602-007 is currently zoned R-E and master planned BE – Business Employment. The adjacent industrial sites are zoned M-D, Designed Manufacturing. We are requesting to rezone APN 140-18-602-007 to M-D, which is in conformance with the Planned Land Designation of Business Employment and the proposed industrial buildings are compatible with the industrial development in the area.

SPECIAL USE PERMIT

Due to the existing residential across the street on Alto, the project requires intense landscape buffer along the south property line per Table 30.44-1, Distribution Center 1.b. We are requesting a Special Use Permit for not providing the intense landscape buffer per code.

We are showing two rows of staggered trees that are spaced 20' apart on the diagonal but actually 17' apart linearly but the trees in the same row are 34' apart. Given the planting areas between curb and sidewalk and sidewalk and building, there is not enough room for 2, 20' o.c. rows. Jamming the trees together at a spacing closer than 20' o.c. is a bad condition as the trees will grow to 20' wide or more. The trees compete for light causing bad growth habits. It also causes the maintenance crews to trim the

APR-22-100801

PLANNER COPY

trees more often and incorrectly. What we are proposing matches the spacing of the project to the west that is also across from existing residential so it is consistent with the area and would not create a negative precedent.

DESIGN REVIEW

Approval of a design review to allow for the construction of two industrial buildings (86,967 sf & 72,412 sf), site lighting and increase of finished grade over 36 inches as per Section 30.32.040 Grading Permits a.9b.

Two single story distribution center buildings are proposed with a maximum building height of 40 feet high constructed of concrete tilt-up panels. The southwest and southeast building corners will have aluminum storefront framing with tinted glass to provide a visually appealing appearance from public streets. The north side of the buildings will contain overhead roll-up doors and truck docks for loading and unloading activities. The building has a sloped roof with parapet walls at a level height. Finally, varying colors are planned to further break up the building mass. The Building Perspective shows that mechanical screening requirements contained in Table 30.56-2 Design Standards, from the Clark County Development Code are met through the use of parapets and landscape screening. Because of the use parapets to shield views of mechanical equipment, exterior gutters and downspouts will not be used. The architectural articulation meets or exceeds that of the existing commercial/industrial buildings to the west and north of the property.

On-site lighting will be provided meeting Section 30.56.135. Lighting will be LED hooded and project downward.

Please note that there is a 4' grade elevation difference northwest-southeast across the site and the new buildings will have loading docks that are 4' below the finished floor elevation and they are facing the north, which is the high side of the site. Due to the site surface draining and the loading docks draining away from the building and having to raise the site to provide gravity sewer service to the existing sewer at Lincoln & Alto, upstream of the site, the buildings will require at a maximum, 5.5' of fill for the finished floor elevation. The maximum amount of fill for the site from existing grade is 5.5', but the maximum cut is 4.6' and this is called out on the cross sections provided.

Detached sidewalk along both Alto Avenue and Lamb Boulevard will be provided and attached sidewalk along Lincoln Road will be provided as required by Code. The code minimum requirements will be met for Landscaping along the perimeter streets as well as within the parking lot.

WAIVERS OF DEVELOPMENT STANDARDS

With the Design Review, we are requesting the following Waiver of Development Standards:

- No Cross Access per Table 30.56-2
- Throat depth less than minimum per CCAUSD 222.1

The applicant is unable to provide cross-access to the adjacent properties due to the different tenant uses and their requirements. The existing development to the north has access to both Lincoln and Lamb and did not account for cross access with this property to the south.

Per CCAUSD 222.1, the throat depth requirement for driveways is the total parking provided divided by the number of driveways, which results in the requirement for 75' throat depth at each driveway access. The driveway off Lincoln and Lamb do not meet the 75' throat depth based on the way the throat depth is measured from the driveway return. The current throat depth provided at the ingress side of the Lincoln driveway is 7'-6" and the throat depth provided at the egress side of the Lamb driveway is 3'-9". The Lamb driveway is the worst-case condition and is a 95% reduction. However, for the Lamb driveway, this is the egress side and the first parking stall is another 75'-9" in from the driveway so when you take that into account, the intent of the throat depth is actually 79'-6" of queuing and the stacking would back up on the site and not into the public Right-of-Way. For the Lincoln driveway, the throat depth is 7'-6", however, the first parking stall that would cause a vehicle to stop is 75'-4" further into the site which creates an 82'-10" queuing length so the intent of stacking is greater than the throat depth requirement. We feel that the queuing length provided is adequate for the anticipated traffic volume that would be generated by the use and exceed the minimum throat depth per CCAUSD 222.1 and that this reduction will not have a negative impact on the traffic in the area or cause vehicles to back up into the Public Right-of-Way.

PLAN REVIEW
COPY

Development of this project will provide additional employment opportunities for citizens of the Sunrise Manor Town Board area. In addition, the proposed development is compatible to the other uses in the area. We look forward to working with Current Planning for a favorable recommendation for this Design Review & Waiver of Development Standards.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Treasea Wolf, P.E.

PLANNER
COPY

RIGHT-OF-WAY
(TITLE 30)

ALTO AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0073-PROLOGIS, LP:

VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-602-007

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting to vacate 5 feet of right-of-way for the east 601 feet north of Alto Avenue, and also 5 feet of right-of-way on the west side of Lamb Boulevard, 242 feet north of Alto Avenue to accommodate detached sidewalks. The west 600 feet of right-of-way north of Alto Avenue does not need to be vacated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	R-E, M-D	Single family residential & office
East	Business Employment	M-1	Warehouse

Related Applications

Application Number	Request
ZC-23-0072	Zone change to reclassify 8.7 acres to M-D (AE-70) (AE-75) (APZ-2) zoning for distribution centers is a companion item on this agenda.

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 rights-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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

- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, will also require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCOTT BARNES

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD
#320, LAS VEGAS, NV 89119

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0073</u>	DATE FILED: <u>2-21-2023</u>
		PLANNER ASSIGNED: <u>RSS</u>	TAB/CAC DATE: <u>3-30-2023</u>
		TAB/CAC: <u>SUNRISE MONOR</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>4-19-2023</u>	
		FEE: <u>1875</u>	

PROPERTY OWNER	NAME: <u>PROLOGIS LP</u>
	ADDRESS: <u>1800 WAZEE STREET, SUITE 500</u>
	CITY: <u>DENVER</u> STATE: <u>CO</u> ZIP: <u>80202</u>
	TELEPHONE: <u>303.567.5743</u> CELL: <u>949.350.7318</u>
	E-MAIL: <u>ssagey@prologis.com</u>

APPLICANT	NAME: <u>PROLOGIS LP</u>
	ADDRESS: <u>1800 WAZEE STREET, SUITE 500</u>
	CITY: <u>DENVER</u> STATE: <u>CO</u> ZIP: <u>80202</u>
	TELEPHONE: <u>303.567.5743</u> CELL: <u>949.350.7318</u>
	E-MAIL: <u>ssagey@prologis.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>TREASEA WOLF c/o KIMLEY-HORN</u>
	ADDRESS: <u>6671 LAS VEGAS BLVD SOUTH, SUITE 320</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.786.1830</u> CELL: <u>702.683.1107</u>
	E-MAIL: <u>treasea.wolf@kimley-horn.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-18-602-007

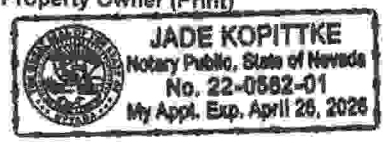
PROPERTY ADDRESS and/or CROSS STREETS: NWC LAMB & ALTO

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.

Lisa M. Brady
 Property Owner (Signature)*

Lisa M. Brady
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2022 (DATE)
 By Lisa M. Brady
 NOTARY PUBLIC: J. Kopitke



*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.

Kimley»Horn

July 22, 2022
Project No. 192254000

Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, Nevada 89155

PLANNER
COPY
VS-23-0073

RE: JUSTIFICATION FOR RIGHT-OF-WAY VACATION ALONG ALTO & LAMB FOR PROLOGIS INDUSTRIAL PROJECT

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP, for the following vacations on the proposed industrial development (APN 140-18-602-007):

- 5' Right-of-Way vacation along Alto Avenue
- 5' Right-of-Way vacation along Lamb Boulevard

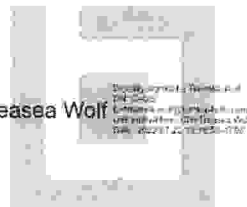
Due to the detached sidewalk requirement for Right-of-Way greater than 80' and both these streets having dedication to the old standard, back of attached sidewalk, we are requesting to vacate the 5' so that the Right-of-Way line is at the back of curb in lieu of back of attached sidewalk.

We look forward to working with Clark County on these vacations and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn



Treasea Wolf



Treasea Wolf, P.E.
Project Manager

05/02/23 PC AGENDA SHEET

FOOD TRUCK
(TITLE 30)

NELLIS BLVD/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0115-AMIGO REALTY CORP:

USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-710-034

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2945 S. Nellis Boulevard
- Site Acreage: 0.9
- Project Type: Food truck
- Square Feet: 128
- Parking Required/Provided: 18/18

Site Plan

The site was developed in 1978 as a self-service vehicle wash facility. UC-21-0339 was approved to convert the existing vehicle wash building into a tire sales and installation facility. The building is located on the central portion of the parcel. A shade canopy is located west of the building. The site shares access with the existing convenience store to the north. Access to this site and the convenience store to the north is provided by existing driveways from Nellis Boulevard and Vegas Valley Drive. Parking for the approved tire sales facility is located to the east of the building along Nellis Boulevard and along portions of the south property line. The current plans depict the proposed food truck 6 feet from the east side of the main covered entry of the building and approximately 5 feet from the edge of the 24 foot driveway. The barbeque cooker will include a barrier around it. The truck will be located at least 5 feet from the edge of the 24 foot driveway. The food truck service window will face west towards the building with

people lining up on the building side of the truck. If the barbeque unit is located next to the truck, no parking spaces will be used. The food truck will operate 4 hours a day.

Landscaping

Landscaping is not a part of this application.

Elevations

The food truck is 9 feet in height with fuel and electric connection or generator facing south.

Floor Plans

The food trailer is 8 feet by 16 feet and includes a 2 door refrigerator, 2 single door refrigerators, worktable, 2, twelve inch burners, fryer, sinks, and preparation table. A service window is located on the passenger side corner of the trailer facing west towards the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the food trailer will provide an optional food service to the neighborhood and those using the services of the tire facility. The food service includes take out food that can be utilized by the public or patrons of the tire facility. The surrounding area is in need of alternative food services like the food trailer. There are at least 6 fast food restaurants on the north side of Nellis Boulevard and Vegas Valley Drive and no food options on the south side of Vegas Valley Drive along Nellis Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0339	Tire sales and installation, setbacks, wall height, and landscaping	Approved by PC	January 2021
DR-1534-01	Relocation of an existing smog check facility in conjunction with a car wash	Approved by PC	January 2002
WS-1347-00	Eliminated landscaping requirements and permitted a smog check station	Approved by PC	October 2000
ZC-1082-00	Reclassified the site from C-3 zoning under Title 29 to C-2 zoning to implement Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1 & C-2	Convenience store
South	Corridor Mixed-Use	C-2	Mini-warehouse facility
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-2 & R-4	Convenience store with gasoline sales & multiple family residential
West	Corridor Mixed-Use	R-4	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The property owner is in the process of tenant improvements with a building permit BD22-44168 that are related to UC-21-0339 for the tire sales and installation services. The site has adequate space for the location of a food trailer between the main entrance and 24 foot drive aisle, while maintaining pedestrian safety with access to a service window at the northwest corner of the food trailer. The limited hours of operation include only 4 hours per day with service to future customers and Nellis Boulevard traffic. Master Plan Policy 1.3.3, Neighborhood Services encourages restaurants that minimize the need for longer vehicle trips and promotes direct connections that allow residents to safely access services on foot or by bike. Staff recommends approval of 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:

Comprehensive Planning

- 1 year to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER NEVAREZ

CONTACT: JENNIFER NEVAREZ, 2209 BURNHAM AVENUE, LAS VEGAS, NV 89104

DRAFT

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0107-GROUP XIII PROPERTIES, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone.

Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-401-008

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce throat depth for the northern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - b. Reduce throat depth for the central driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - c. Reduce throat depth for the southern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - d. Reduce the departure distance from the northern driveway along Marion Drive to the intersection of Marion Drive and Colton Avenue to 158 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 17% reduction).
2.
 - a. Allow a proposed attached sidewalk with 8 feet up to 28 feet of landscaping along Marion Drive where a detached sidewalk is required per Figure 30.64-17.
 - b. Allow a proposed attached sidewalk with 15 feet of landscaping along Cheyenne Avenue where a detached sidewalk is required per Figure 30.64-17.
 - c. Allow a proposed attached sidewalk with 22 feet of landscaping along Colton Avenue where a detached sidewalk is required per Figure 30.64-17.

DESIGN REVIEW:

1. Office/warehouse.

2. Increase finished grade to 132 inches (11 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 633% increase).
3. Allow alternative parking lot landscaping (fewer landscape islands) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 3255 Marion Drive
- Site Acreage: 8.7
- Project Type: Office/warehouse
- Number of Stories: 1 (with 2,500 square foot office mezzanines)
- Building Height (feet): 43
- Square Feet: 86,284 (Building 1)/50,533 (Building 2)/23,280 (Building 3)/160,097 (total)
- Parking Required/Provided: 241/254

Site Plan

The site plan depicts a distribution center with 3 buildings located on 8.7 acres on the north side of Cheyenne Avenue, the south side of Colton Avenue, and the west side of Marion Drive. Access is shown along Marion Drive with 3 driveways, nearly equally distributed along the frontage. The north driveway does not meet the required departure distance to Colton Avenue and is the subject of one of the waiver requests. All 3 driveways require a throat depth waiver. The buildings are separated by 2 interior drive aisles and connected with north/south drive aisles around the buildings. Trash enclosures are located along the west side property lines. Portions of this property are located in the AE-75, AE-80, and APZ-2 overlay districts. A known earthquake fault line runs east and west through the south end of this property, with neither building located over the estimated fault line. Gates control access to the secure loading dock areas are located on the east side of the buildings, and the loading docks are facing west.

Landscaping

The landscape plan depicts attached sidewalks along Colton Avenue, Marion Drive, and Cheyenne Avenue. Colton Avenue landscaping includes a 22 foot wide area of intense landscaping to buffer the site from the residential uses to the north. Marion Drive is shown with a landscape strip adjacent to the attached sidewalk that ranges from 8 feet to 28 feet in width. Cheyenne Avenue has a 15 foot wide landscaped area behind the attached sidewalk. The planting area along the west property line is less than 8 feet in width and the parking spaces do not include landscape fingers, but the total number of trees (179) on the property exceeds the minimum required of 40 large trees or 60 medium trees. Small shrubs are located on the north, east, and south sides of each building, and adjacent to walkways.

Elevations

The elevations depict buildings up to 43 feet in height with concrete tilt-up panel constructions with reveals, wall returns, medium reflective glass in clear anodized aluminum storefront entrances, metal awnings over entry doors, multi-tone paint, and clerestory windows for accent and natural lighting. Mechanical equipment will be screened and set back from the edge of the roof. Roll-up doors are on the west side of the buildings.

Floor Plans

The floor plans depict building 1 on the north side of the property and split into 3 units, each with a 2,500 square foot office area along the east side of the building and 1 at the northeast corner of the building. The office spaces include a mezzanine area of the same size with office space. Building 2 in the middle of the property is shown with 2 units, each with a 2,500 square foot office area with mezzanine space. Building 3 has 1 unit with a 2,500 square foot office space and mezzanine area. Building 1 is 86,284 square feet, building 2 is 50,533 square feet, and building 3 is 23,280 square feet in area. The buildings do not meet the definition of a distribution center.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to construct 3 light industrial distribution center buildings on 8.7 acres zoned M-D and in the AE-75 airport overlay district for Nellis Air Force Base. Due to the noise levels, the property will meet current noise abatement requirements during construction. A lighting plan will be submitted during plan review and will meet code requirements. A maximum increased finished grade of 5 feet will be required for drainage plan review near the center of the site. The northern driveway is sited across from an existing driveway located on the east side of Marion Drive and avoids off-set driveways, which is less desirable than the requested departure distance waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1257-07	Distribution center - expired	Approved by BCC	December 2007
VS-1130-07	Vacated a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2007
TM-0263-07	One lot industrial subdivision - expired	Approved by PC	November 2007
DR-1667-05	Office warehouse complex - expired	Approved by BCC	December 2005
WS-0133-05	Waived screening and buffering of loading docks - expired	Approved by BCC	March 2005
ZC-1599-04	Reclassified the north half of the property from R-E to M-D zoning	Approved by BCC	October 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1099-04	Reclassified the south half of the property from R-E to M-D zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-T	Single family residential
South & East	Business Employment	M-1	Distribution center
West	Business Employment	M-1	Freight trucking company

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 #2

The proposed attached sidewalk along Marion Drive would directly serve pedestrians from the north, trying to access Nellis Meadows Park to the east. The residential neighborhood north of Colton Avenue would have direct access to the park along Colton Avenue, and Marion Drive. The Cheyenne Avenue sidewalk is less of a concern since it serves mostly industrial property to the west. Policy SM-4.2 supports improved pedestrian connections, including pedestrian safety for access corridors. In addition, Title 30 requires 15 feet of landscaping when an existing attached sidewalk is permitted. Staff recommends denial of waiver #2 and construction of detached sidewalks.

Design Review #1 and #3

While the site design takes into account screening bay doors from public view, intense landscaping along the north property line, adequate parking, enhanced building design with 3 separate structures, and related varying facades and architecture, staff cannot recommend approval without adequate pedestrian access adjacent to the property. In addition, portions of Marion Drive only have 8 feet of landscaping behind an attached sidewalk.

Public Works - Development Review

Waiver of Development Standards #1a, #1b, & #1c

Staff has no objection to the reduction in throat depth for the driveways on Marion Drive. The applicant has placed landscape buffers adjacent to all driveways. Additionally, the 3 driveways should see equal use, further mitigating potential impacts from the reduced throat depths. With the narrowness of the site combined with the site not able to have access on the north, the applicant could only place the driveways on Marion Drive. However, since planning does not support the waivers of development standards or design reviews, staff does not support this request.

Waiver of Development Standards #1d

Staff has no objection to the reduction in departure distance for the southern driveway on Marion Drive. With the narrowness of the site the applicant has placed 3 driveways on Marion Drive to help mitigate the flow traffic onto the site. Additionally, the driveway lines up with a driveway on the east side of Marion Drive. However, since planning does not support the waivers of development standards or design reviews, staff does not support this request.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

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:

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 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 #0114-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SCOTT L SCHOFIELD

CONTACT: SCOTT MARTIN, KIMLEY-HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119

05/03/23 BCC AGENDA SHEET

DISTRIBUTION WAREHOUSE
(TITLE 30)

LINCOLN RD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0124-BEEDLE NV PROPERTY, LLC;

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into airspace; 2) waive detached sidewalks; and 3) allow a modified driveway design.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75 and APZ-2) Zone.

Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-602-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit encroachment into airspace.
2. Allow an attached sidewalk along Lincoln Road where a detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
3. Reduce throat depth for driveways on Lincoln Road to 31 feet and 54 feet respectively where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% and 46% reduction respectively).

DESIGN REVIEWS:

1. A distribution center.
2. Increase finished grade to 73 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 103% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2932 Lincoln Road
- Site Acreage: 4.9
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 111,745
- Parking Required/Provided: 112/119

Site Plans

The plans depict a proposed 111,745 square foot distribution center consisting of a single building located in the central portion of the site. This property is surrounded by existing or planned industrial uses. The proposed building is oriented in an east/west direction, with 10 future tenant spaces shown on plans. Each tenant will have a storefront entrance and above grade level dock with an overhead roll-up door. Access to the site is provided by 2 drive ways on Lincoln Road. Parking for the facility is located along the north and east sides of the parcel. The building is set back 20 feet from Lincoln Road, 55 feet from the north property line, 58 feet from the south property line, and 54 feet from the east property line. The loading and service areas are located on the south side of the building. A total of 119 parking spaces are provided where 112 spaces are required. This request also includes waivers of development standards to permit encroachment into Nellis airspace, allow an attached sidewalk, and reduced driveway throat depth along Lincoln Road.

Landscaping

The street landscaping consists of a 15 foot wide area behind a proposed attached sidewalk. An 8 foot wide landscape buffer per Figure 30.64-11 is proposed along the north property line, and a 3.5 foot wide planter is proposed along the east property line. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

Elevations

The building will be 45 feet high and constructed of concrete tilt-up panels with metal canopies, glass store fronts, vertical and horizontal reveal lines, and color changes. The height of the building varies slightly from 42 feet to 45 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading area will be located on the south side of the building and screened from public view by the wall of the building and street landscaping.

Floor Plans

The plans depict a 111,745 square foot distribution/warehouse shell with 10 potential tenant lease spaces. A mezzanine level for future offices is shown at the storefront entrance portion of the tenant spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The design of the building with the variations in building height complies with the Master Plan, which encourages varying building height and breaking-up the mass of a building. The proposed landscaping also complies with the Master Plan, which encourages perimeter and interior parking lot trees for shade and visual relief. This area is all designed manufacturing and light industrial. This project would provide a flex product type that matches the uses of the

surrounding area. As for the waivers, the applicant states the air space encroachment is due to the building height. However, the project site is located about 2 miles from the end of the Nellis Air Force Base runway and the FAA has determined there is no hazard to air navigation. All sidewalks on both the east and west sides of Lincoln Road from Cheyenne Avenue to Alto Avenue are attached with little to no foot traffic. Finally, all employee parking will occur at the north end of the site where the office entries and parking stalls are located. The southern driveway will be used exclusively for truck circulation. Lincoln Road is only a 60 foot right-of-way with a low volume of traffic. The applicant does not anticipate any conflicts or traffic queuing issues.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1553-00	Reclassified this site to M-D zoning for an office/warehouse complex	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution warehouse
East & West	Business Employment	M-D	Office & warehouse

Related Applications

Application Number	Request
TM-23-500025	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 #2

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request since Lincoln Road is a 60 foot right-of-way with a low volume of

traffic with little to no foot traffic from pedestrians. In addition, attached sidewalks are installed within the surrounding area between Cheyenne Avenue to Carey Avenue. While the site does not meet any exemptions for attached sidewalks, it does meet the provision of having 15 feet of landscaping behind the proposed sidewalk; therefore, staff can support this portion of the request.

Design Review #1

The site lies adjacent to existing office/warehouse and distribution developments. The entire surrounding area is planned for light industrial uses and most of the design elements and layout of this project will be harmonious with the existing development in the area. Furthermore, the project complies with the Master Plan which encourages loading areas and overhead doors to be screened from streets and other adjacent uses in order to buffer the site more adequately. This project provides perimeter landscaping including a 15 foot wide landscape area with trees 40 feet on-center along Lincoln Road. The distribution center is both aesthetically pleasing and will provide additional warehouse space to the Las Vegas Valley; therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection in the reduction in throat depth for both driveways on Lincoln Road. The applicant has provided extra landscape buffers to improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 4 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;
- Full off-site improvements.
- 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

- 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 #0005-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEEDIE NV PROPERTY, LLC

CONTACT: CHRIS TEACHMAN, LEBESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118

05/03/23 BCC AGENDA SHEET

LINCOLN ROAD WAREHOUSE
(TITLE 30)

LINCOLN RD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500025-BEEDLE NV PROPERTY, LLC:

TENTATIVE MAP for a commercial subdivision on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75/APZ-2) Zone.

Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-602-003

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 2932 Lincoln Road
- Site Acreage: 4.9
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 4.9 acre undeveloped site. Off-site improvements will be installed with the development of the proposed distribution center. Access to the site will be from 2 driveways on Lincoln Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1553-00	Reclassified this site to M-D zoning for an office/warehouse complex	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution warehouse
East & West	Business Employment	M-D	Office & warehouse

Related Applications

Application Number	Request
WS-23-0124	Distribution warehouse facility with waivers for encroachment into airspace, detached sidewalks, and modified driveway design is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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;
- Full off-site improvements.
- 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.

Comprehensive Planning - Addressing

- No comments.

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 #0005-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEEDIE NV PROPERTY, LLC

CONTACT: CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive landscaping adjacent to an arterial street (Las Vegas Boulevard North) where landscaping per Figure 30.64-17 is required.
- b. Waive landscaping adjacent to a residential use where landscaping per Figure 30.64-11 is required.
- c. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. a. Reduce parking to 38 spaces where 98 spaces are required per Table 30.60-1 (a 60% reduction).
- b. Waive loading areas where 2 loading areas are required per Table 30.60-5 (a 100% reduction).
- c. Waive bicycle parking where 4 spaces per Title 30.60 is required (a 100% reduction).
3. a. Reduce the minimum dimensions for a parking stall to 8 feet by 15 feet where 9 feet by 18 feet is required per Section 30.60.050.
- b. Waive pedestrian walkways throughout the parking lots where required per Title 30.60.050 is required.
- c. Reduce drive aisle width to 21 feet where 24 feet is required per Table 30.60-4 (a 12.5% reduction).
4. Waive trash enclosure where required per Section 30.56.120.
5. a. Waive the minimum front setback where 20 feet is required per Table 30.40-5 (a 100% reduction).
- b. Waive the minimum setback from a street where 10 feet is required per Section 30.56.040 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3162 Las Vegas Boulevard North
- Site Acreage: 1.2
- Project Type: Vehicle maintenance (automobile and smog check), vehicle repair facility, tire sales and installation
- Height (feet): 22 (maximum)
- Square Feet: 16,460 (L-shaped)/2,110 (east)/49 (smog hut)
- Parking Required/Provided: 98/38

Request

The request is to re-establish an existing vehicle maintenance (automobile) with the addition of a new smog hut, repair (automobile), and tire sales and installation facility. Records indicate the site was originally constructed in 1970.

05/16/23 PC AGENDA SHEET

AUTOMOBILE MAINTENANCE & REPAIR
TIRE SALES & INSTALLATION
(TITLE 30)

LAS VEGAS BLVD N/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0137-KG REAL ESTATE, LLC:

USE PERMITS for the following: 1) waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; 2) waive the separation from a vehicle repair facility (automobile and smog check) to a residential use; 3) waive the separation from a tire and installation facility (automobile and smog check) to a residential use; and 4) permit overhead doors to face a public street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) reduced parking and loading areas; 3) waive design and layout of parking; 4) waive trash enclosure; and 5) waive setback from the street.

DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-102-029

USE PERMITS:

1. Waive the separation between a vehicle maintenance facility (automobile and smog check) and a residential use (south and east) where 200 feet is required per Table 30.44-1 (a 100% reduction).
2. Waive the separation between a vehicle repair facility (automobile) and a residential use (south and east) where 200 feet is required per Table 30.44-1 (a 100% reduction).
3. Waive the separation between a tire sales and installation facility (automobile) and a residential use (south and east) where 200 feet is required per Table 30.44-1 (a 100% reduction).
4. Permit overhead doors in conjunction with vehicle maintenance facility, vehicle repair facility, and tire sales and installation facility to face a public street where not permitted per Table 30.44-1.

Site Plans

The plans depict 2 existing buildings placed in an L-shape located along the west and south sides of the site, a freestanding building located on the northeastern portion of the site, an existing shipping container is located south of the freestanding building, and a proposed smog check hut located to the east of the driveway entrance adjacent to Las Vegas Boulevard North, with no setback from the street. Access to the site is from Las Vegas Boulevard North. Outside storage area is located on the south side of the L-shaped building. A 25 foot wide private access easement runs along the east property line. A fence is shown adjacent to the western boundary of that easement. Parking for the facility is located between the buildings and on the northeast corner of the site and access is from Las Vegas Boulevard North. Two parking spaces to the east of the smog hut are not part of the parking calculation. There are existing residential developments adjacent to the east and south sides of the subject parcel.

Landscaping

There is no existing on-site landscaping provided. There is an existing landscape area within the right-of-way for Las Vegas Boulevard North located on the northeast corner of the site consisting of a shrub and rock for groundcover. The south property line is enclosed with a concrete block wall and gates to secure the rear storage areas.

Elevations

There are no proposed changes to the exterior of the existing structures with this request. Photographs of the existing structures indicate the main buildings are constructed with concrete block walls and flat roofs behind parapet walls. The L-shaped building is 22 feet high and consists of roll-up doors on the north and east sides of the building. The freestanding building is 14 feet and includes a roll-up door on the south elevation of the building and store front entry on the north elevation. The smog hut is less than 14 feet high.

Floor Plan

There are no proposed changes to the plans of the existing buildings with this request. The plans depict 2 existing buildings. The first building is an L-shape, 16,460 square foot building divided into 4 units with a total of 14 service bays. The second building is 2,110 square feet consisting of 1 unit. The smog hut consists of 49 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing and proposed uses operate daily from 7:00 a.m. to 7:00 p.m. and add to the economic viability while providing the community with employment opportunities. The existing parking area does not have the space to accommodate the required parking but is designed to optimize its space for the best possible parking layout without sacrificing the ease of access and site maneuverability. Additionally, the site has been operating without any issues related to loading areas, pedestrian walkways, bicycle parking area, and trash enclosure area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0213	Food truck - expired	Approved by PC	June 2021
UC-0621-17	Auto repair - expired	Approved by BCC	September 2017
UC-0212-12 (ET-0110-14)	Extension of time for a use permit to allow for an auto repair/maintenance/tire repair - expired	Approved by BCC	November 2014
UC-0212-12	Auto repair, maintenance, and tire repair - expired	Approved by BCC	November 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & H-2	Retail & undeveloped
South	Business Employment	H-2	Single family residential
East	Business Employment	H-2 & M-D	Automobile maintenance, single family residential, & vehicle repair
West	Business Employment	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The current facility has continued to operate since 2012, under similar use permits (UC-0212-12 and UC-0621-17) which have expired after there was no review of the uses. The existing residential uses to the south and east that are adjacent to this site have been in place since the 1950's. There has been no indication that the current facility has had an adverse effect on the adjacent properties and uses, and once again, the approval of this request will allow the existing businesses to continue to operate and allow for the center to be fully occupied; therefore, staff can support the use permits. However, staff recommends that a time limit for review be placed on the application to ensure that the parking areas have been striped to match the plans provided, permits have been issued for the shipping container, the storage of vehicles in the parking areas have been removed, and that mesh screening has been installed on the fence along the east access easement, so that there are no adverse effects on the adjacent properties in the future.

Waivers of Development Standards #1 through #4

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

Staff would not typically support the elimination of landscaping adjacent to a street or within parking areas, or reduced parking spaces and stall sizes, loading spaces, or elimination of walkways, or trash enclosure. However, this site has been previously approved for similar waivers that inadvertently expired. The site has been in continuous operation since 2012 with no indication that a lack of landscaping or parking and other design standards has had an adverse effect on the adjacent parcels.

Waiver of Development Standards #5

The smog hut is an addition since the previous use permits. Staff typically does not support a complete waiver of setbacks to the street. In this case, landscaping exists between the property line and the sidewalk; therefore, the smog hut is over 20 feet from the sidewalk. If the street is widened in the future, being the building is less than 50 square feet, it could be removed relatively easily. In addition, 2 parking spaces to the east of the smog hut can be designated for maneuvering the automobiles for the smog hut, minimizing any circulation issues.

Design Review

Given the history of the site, staff can support the request with a time limit to review to ensure that the appropriate permits and proposed site design are completed in a timely manner and to ensure there are no adverse effects on the adjacent properties in the future.

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

- 6 months to review the removal of all vehicles stored in the parking area;
- 1 year to complete the building permit and inspection process for the storage container;
- Re-stripe the parking lot to match plans;
- Provide mesh screening on the east fence along the access easement;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection for re-striping of the parking lot, installation of the mesh screening, final inspection of the storage container and any other conditions of approval.

- 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 and application for review; and that 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.

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STOP AND SMOG

CONTACT: STOP AND SMOG, 2099 LOST MAPLE ST., LAS VEGAS, NV 89115

05/17/23 BCC AGENDA SHEET

ASSISTED LIVING FACILITY/
CONGREGATE CARE FACILITY
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400026 (UC-17-0480)-PLEASANT VIEW PARTNERS I, LLC:

USE PERMITS THIRD EXTENSION OF TIME for the following: 1) congregate care facility; and 2) assisted living facility.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) congregate care facility; 2) assisted living facility; and 3) finished grade on 6.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-003; 140-26-211-008 through 140-26-211-020

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a block wall to 16 feet (10 foot retaining with 6 feet of wrought iron) where a maximum height of 6 feet is permitted per Chapter 30.64 (a 167% increase).

DESIGN REVIEWS:

1. Congregate care facility.
2. Assisted living facility.
3. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary (Congregate Care Facility)

- Site Address: Various
- Site Acreage: 1.8
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): Up to 28

- Square Feet: 15,668
- Parking Required/Provided: 32/39

General Summary (Assisted Living Facility)

- Site Address: Various
- Site Acreage: 3.6
- Project Type: Assisted living facility
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 45,000
- Parking Required/Provided: 76/79

Project History

The Board of County Commissioners (BCC) approved the original use permit and a design review for a congregate care facility and assisted living facility (UC-17-0480) in February 2018. A waiver of development standards to increase the height of a block wall to 16 feet, in addition to a design review to increase finished grade, was approved with the aforementioned land use application. A subsequent request, WS-18-0493, for a waiver of development standards to increase the height of a combined wall/retaining wall height to 24 feet (18 foot retaining wall/6 foot screen wall) and a design review to increase finished grade to 5 feet on the project site was approved by the BCC in February 2019.

Site Plans

The approved plans depict a proposed congregate care facility and assisted living facility. The project consists of 2 buildings: 1) 15,668 square foot congregate care facility; and 2) 45,000 square foot assisted living facility. Both facilities work in tandem and closely together with patients. The staff at each facility work directly with 1 another to maintain the residency of patients. The facilities will be located on separate lots that are a minimum of 80,000 square feet with cross access and shared access points from Los Feliz Street (collector street). The plans depict a proposed 1.2 acre open space buffer at the northwest corner of Los Feliz Street and Washington Avenue with the proposed congregate care facility north of the open space area and proposed assisted care facility directly to the north of the congregate care facility. Immediately to the north of the project site are 4 parcels totaling 1.7 acres that will remain undeveloped at this time. The project complies with required on-site parking, with the parking areas equitably distributed. Access to the site is from 2 proposed driveways along Los Feliz Street. The plans depict the overall site is substantially lower than Los Feliz Street and slightly higher than Washington Avenue.

Landscaping

The approved plans depict a 17 foot wide landscape area with a detached sidewalk along Washington Avenue. The 16 foot high wall (10 feet retaining and 6 feet of decorative iron fencing) is depicted within a portion of this area and along the west property line. Directly north of the street landscaping is a 1.2 acre (51,675 square foot) open space buffer with prescribed landscaping, consisting of groundcover, shrubs, and trees. The plans depict a 30 foot wide landscape area with a detached sidewalk along Los Feliz Street directly in front of the proposed congregate care facility. A 15 foot wide landscape area with detached sidewalk is depicted along

Los Feliz Street in front of the proposed assisted care facility. A 6 foot to 10 foot wide landscape buffer is shown along the entire west property line. All landscaping, including parking lot landscaping, will be equitably dispersed throughout the site.

Elevation (Congregate Care Facility)

The approved plans depict a 1 story, 20 foot to 28 foot high building with the following residential elements: 1) painted cement plaster finish; 2) stone veneer; 3) pitched concrete tile roof; 4) cement plaster soffit; and 5) accents/fenestration along the windows.

Elevation (Assisted Living Facility)

The approved plans depict a 1 story, 20 foot to 28 foot high building with the following residential elements: 1) painted cement plaster finish; 2) stone veneer; 3) pitched concrete tile roof; 4) cement plaster soffit; 5) flat roof elements with parapet walls with enhanced cornice treatment; and 6) accents/fenestration along the windows.

Floor Plans (Congregate Care Facility)

The approved plans depict a 15,668 square foot congregate care facility consisting of the following: 1) bedrooms containing a total of 40 beds; 2) dining and living areas; 3) offices; 4) lounge; 5) breakroom; 6) kitchens; 7) maintenance and storage areas; 8) outdoor courtyard areas; and 9) laundry area.

Floor Plans (Assisted Living Facility)

The approved plans depict a 45,000 square foot assisted living facility consisting of the following: 1) visitor/reception area; 2) offices; 3) conference room; 4) nurse stations; 5) multiple rooms with a total of 72 beds; 6) dining area and social gathering; 7) staff room; 8) restrooms; 9) theatre; and 10) computer lab.

Signage

Signage is not a part of this request

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400092 (UC-17-0480):

Current Planning

- Until February 21, 2023 to commence and review as a public hearing, with any extension of time as a public hearing.
- A map is required for the entire site (Pleasant Valley) to merge or reconfigure the parcels (14026211001 through 020) prior to building permits.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has not been no substantial work towards completion within the time specified.

Public Works-Development Review

- Compliance with previous conditions

Listed below are the approved conditions for ET-20-400017 (UC-17-0480):

Current Planning

- Until February 21, 2021 to commence with any extension of time as a public hearing and to review as a public hearing.
- Applicant is advised that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-17-0480:

Current Planning

- 2 years to review;
- All site lighting shall be low and down facing;
- No sirens for other than emergencies pursuant to Fire Department protocol;
- Landscaping per plans;
- Design review as a public hearing for signage and lighting;
- Design review as a public hearing for any significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 through the site;
- Traffic study and compliance;
- Full off-site improvements
- Applicant is advised that the installation of detached sidewalk will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0332-2017 to obtain your PC exhibit.

Applicant's Justification

Since the previous 2 extensions of time, the property has changed ownership. Most of the entitlements have vested but the property has not yet begun operations. The applicant is requesting an additional 2 year extension to allow adequate time to commence the development and hold the required review as public hearing.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400159 (WS-18-0493)	First extension of time to increase wall height and increase finished grade	Approved by BCC	November 2021
ET-21-400160 (VS-19-0100)	First extension of time to vacate and abandon pedestrian easement and driveway easement.	Approved by BCC	November 2021
ET-21-400092 (UC-17-0480)	Second Extension of time for a congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	July 2021
ET-20-400017 (UC-17-0480)	First extension of time for a congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoned easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue and Washington Avenue within Sunrise Manor	Approved by PC	March 2019
WS-18-0493	Increased wall height and finished grade in conjunction with a previously approved assisted living facility and congregate care facility - expired	Approved by BCC	February 2019
UC-17-0480	Congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	O'Callaghan Middle School
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Public Use	P-F	O'Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority (water reservoir with tanks), & communication tower

Related Applications

Application Number	Request
ET-23-400027 (VS-19-0100)	Second extension of time to vacate and abandon pedestrian easement and driveway easement is a related item on this agenda.
ET-23-400034 (WS-18-0493)	Second extension of time for wall height and increased finished grade is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval.

Although staff recognizes the complexities of changing ownership during development, at the end of this expiration period it will be more than 7 years since the original approval of the project. While staff supports the current request, any future extension of time requests cannot be supported by staff.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until February 21, 2025 to commence and review as a public hearing, with any extensions of time as a public hearing.
- 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 and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS I, LLC

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

05/17/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400027 (VS-19-0100)-PLEASANT VIEW PARTNERS I, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue, and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-005; 140-26-211-015 through 140-26-211-020

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is to request an extension of time to vacate and abandon a portion of a public right-of-way being the driveway entrance located along Los Feliz Street approximately 690 feet north of Washington Avenue. The approved vacation also included a 15 foot wide pedestrian access easement that runs along the west side of Los Feliz Street and the north side of Washington Avenue. The easement and the right-of-way were granted and recorded, the project has since changed and is now in conflict with the current plans for development.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400160 (VS-19-0100):

Current Planning

- Until February 21, 2023 to record
- 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 re-approval by the utility companies is required.

Public Works- Development Review

- Compliance with previous conditions

Listed below are the approved conditions for VS-19-0100:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Comply with drainage study PW18-13605 or submit a new drainage study;
- Easements as required by Public Works shall be granted with a new subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

Although the property was graded since the original approval, a change of ownership occurred resulting in additional and unforeseen delays. The applicant is seeking an additional 2 year extension to allow adequate time to commence the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400159 (WS-18-0493)	First extension of time to increase wall height and increase finish grade	Approved by BCC	November 2021
ET-21-400160 (VS-19-0100)	First extension of time to vacate and abandon pedestrian easement and driveway easement	Approved by BCC	November 2021
ET-21-400092 (UC-17-0480)	Second extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	July 2021
ET-20-400017 (UC-17-0480)	First extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoned pedestrian easement and driveway easement	Approved by PC	March 2019
WS-18-0493	Increased wall height with a design review for increased finished grade	Approved by BCC	February 2019
UC-17-0480	Congregate care facility and assisted living facility, waivers to increase wall height, with design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped & O'Callaghan Middle School
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Public Use	P-F	O'Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority (water reservoir with tanks), & communication tower

Related Applications

Application Number	Request
ET-23-400026 (UC-17-0480)	Third extension of time for a congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade is a related item on this agenda.
ET-23-400034 (WS-18-0493)	Second extension of time for wall height and increased finish grade is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval.

Although staff recognizes the complexities of changing ownership during development, at the end of this expiration period it will be more than 6 years since the original approval of this project. While staff supports the current request, any future extension of time request cannot be supported by staff.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until February 21, 2025 to record.
- 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 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS I, LLC

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

WALL HEIGHT & FINISHED GRADE
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400034 (WS-18-0493)-PLEASANT VIEW PARTNERS I, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 6.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-003; 140-26-211-008 through 140-26-211-020

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined wall/retaining height to 24 feet (18 foot retaining wall/6 foot screen wall) where a combined wall/retaining height of 16 feet (10 foot retaining wall/6 feet of wrought iron) was previously approved (a 50% increase) and where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Chapter 30.64 and Figure 30.64-15 (a 167% increase).

DESIGN REVIEW:

Increase the finished grade to 60 inches (5 feet) where 48 inches (4 feet) was previously approved (a 25% increase) and where a maximum of 18 inches is the standard per Section 30.32.040 (a 234% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: Various
- Site Acreage: 6.8
- Project Type: Increase finished grade and increase retaining wall height

- West side of the retaining wall oriented towards the school to remain free and clear of graffiti.
- Applicant is advised that 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;
- Full off-site improvements;
- Vacate existing right-of-way at driveway and grant necessary easements.
- Applicant is advised that the installation of detached sidewalk will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0222-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Since the approval of the previous extension of time, the property has changed ownership. Although the property was graded, a change in ownership occurred resulting in additional and unforeseen delays. The applicant is requesting an additional 2 year extension to allow time to commence the development and hold the required review as a public hearing.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400159 (WS-18-0493)	First extension of time to increase wall height and increase finish grade	Approved by BCC	November 2021
ET-21-400160 (VS-19-0100)	First extension of time to vacate and abandon pedestrian easement and driveway easement	Approved by BCC	November 2021
ET-21-400092 (UC-17-0480)	Second extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	July 2021
ET-20-400017 (UC-17-0480)	First extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoned pedestrian easement and driveway easement	Approved by PC	March 2019

Site Plans & Request

The approved plans depict a proposed congregate care facility and assisted living facility. The project consists of 2 buildings: 1) 15,668 square foot congregate care facility; and 2) 45,000 square foot assisted living facility. Both facilities will work in tandem and closely together with patients. The staff at each facility will work directly with one another to maintain the residency of patients. The facilities will be located on separate lots that are a minimum of 80,000 square feet with cross access and shared access points from Los Feliz Street (collector street). The plans depict a proposed 1.2 acre open space buffer at the northwest corner of Los Feliz Street and Washington Avenue with the proposed congregate care facility north of the open space area and proposed assisted care facility directly to the north of the congregate care facility. Immediately to the north of the project site are 4 parcels totaling 1.7 acres that will remain undeveloped at this time. The project complies with required on-site parking, with the parking areas equitably distributed. Access to the site is from 2 proposed driveways along Los Feliz Street. The plans depict the overall site is substantially lower than Los Feliz Street and slightly higher than Washington Avenue. The increased finished grade was approved up to 60 inches (5 feet) within the boundaries of the project site.

Landscaping

The approved plans depict a 17 foot wide landscape area with a detached sidewalk along Washington Avenue. The approved 24 foot high wall (18 feet retaining and 6 feet of decorative iron fencing) is depicted within a portion of this area and along the west property line. Directly north of the street landscaping is a 1.2 acre (51,675 square foot) open space buffer with prescribed landscaping, consisting of groundcover, shrubs, and trees. The plans depict a 30 foot wide landscape area with a detached sidewalk along Los Feliz Street directly in front of the proposed congregate care facility. A 15 foot wide landscape area with detached sidewalk is depicted along Los Feliz Street in front of the proposed assisted care facility. A 6 foot to 10 foot wide landscape buffer is shown along the entire west property line. All landscaping, including parking lot landscaping, will be equitably dispersed throughout the site.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400159 (WS-18-0493):

- Limit February 21, 2023 to commence with any extension of time as a public hearing.
- 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*; and that 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.

Public Works- Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-18-0493:

Current Planning

- Legalize boundaries of property prior to building permit issuance;

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0493	Increased wall height and increased finished grade	Approved by BCC	February 2019
UC-17-0480	Congregate care facility and assisted living facility, waivers to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Undeveloped & O'Callaghan Middle School
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Public Use	P-F	O'Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority (water reservoir with tanks), & communication tower

Related Applications

Application Number	Request
ET-23-400026 (UC-17-0480)	Third extension of time for a congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade is a related item on this agenda.
ET-23-400027 (VS-19-0100)	Second extension of time to vacate and abandon pedestrian easement and driveway easement is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval.

Although staff recognizes the complexities of changing ownership during development, at the end of this expiration period it will be more than 7 years since the original approval of this project. While staff supports the current request, any future extension of time request cannot be supported by staff.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until February 21, 2025 to commence with any extension of time as a public hearing.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval.

Although staff recognizes the complexities of changing ownership during development, at the end of this expiration period it will be more than 7 years since the original approval of this project. While staff supports the current request, any future extension of time request cannot be supported by staff.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until February 21, 2025 to commence with any extension of time as a public hearing.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS I, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

05/17/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAKE MEAD BLVD/GATEWAY RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0139-LV PETROLEUM LLC:

VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)

RELATED INFORMATION:

APN:
140-19-610-011

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the west side of Gateway Road to accommodate a detached sidewalk in conjunction with a proposed convenience store with gasoline sales and restaurant. Currently, the subject property is undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0351-17	Reclassified 2 acres from R-2 to C-1 zoning for an in-line retail building	Approved by BCC	July 2017
ZC-1395-94	Reclassified 2 acres from R-2 to C-1 zoning for a shopping center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-2	Mobile home park
East	Corridor Mixed-Use	C-2 & R-2	Undeveloped & Single family residential
West	Neighborhood Commercial	C-1	Retail building

Related Applications

Application Number	Request
UC-23-0138	A use permit to allow a convenience store with gasoline sales and associated waivers is a companion item on this agenda.

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 for detached sidewalks.

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

- 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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LISSETTE ARNIEL
CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

DRAFT

CONVENIENCE STORE
(TITLE 30)

LAKE MEAD BLVD/GATEWAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0138-LV PETROLEUM LLC;

USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; 2) allow a modified driveway design; and 3) driveway distances from an intersection.

DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-through on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-610-011

USE PERMITS:

1. Allow a convenience store in a C-1 zone per Table 30.44-1.
2.
 - a. Reduce the separation from a convenience store to a residential use to the east to 186 feet where 200 feet is required per Table 30.44-1 (a 1% reduction).
 - b. Reduce the separation from a convenience store to a residential use to the north to 76 feet where 200 feet is required per Table 30.44-1 (a 62% reduction).
3. Allow a gasoline station in a C-1 zone per Table 30.44-1.
4.
 - a. Reduce the separation from a gasoline station to a residential use to the east to 161 feet where 200 feet is required per Table 30.44-1 (a 20% reduction).
 - b. Reduce the separation from a gasoline station to a residential use to the north to 179 feet where 200 feet is required per Table 30.44-1 (a 1% reduction).
 - c. Reduce the separation from a gasoline station to a residential use to the south to 169 feet where 200 feet is required per Table 30.44-1 (a 2% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow access to a local street (Gateway Road) where access to a local street is not permitted per Table 30.56-2.
2. Reduce throat depth for a proposed driveway on Gateway Road to 19 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).

3. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 68 feet along Gateway Road where 150 feet is the minimum per Chapter 30.52 (a 55% reduction).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.0
- Project Type: Convenience store with gasoline sales and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 3,000 (C-Store)/1,500 (restaurant w/ drive-thru)
- Parking Required/Provided: 27/65

Site Plans

The plans depict a proposed development consisting of a convenience store with an attached restaurant and gas station. The convenience store and restaurant face south toward Lake Mead Boulevard with the gasoline canopy/pumps located in front of the building near the central portion of the property. The attached quick serve restaurant tenant space is located on the west side of the convenience store, with a drive-thru which wraps around the north and west sides of the building. To the north is undeveloped property that is planned for Ranch Estate Neighborhood. Also, across the street from Lake Mead Boulevard is a mobile park zoned R-2 and to the east across Gateway Boulevard is a single family residence zoned R-2. The convenience store building is set back 76 feet from the north property line and 78 feet from the west commercial property line. A total of 65 parking spaces are distributed throughout the site. Access to the proposed development is from a local street on Gateway Road to the east and Lake Mead Boulevard to the south.

Landscaping

Street landscaping consists of an approximate 24 foot wide landscape area with a detached sidewalk along Gateway Road and an approximate 22 foot wide landscape area with an existing attached sidewalk along Lake Mead Boulevard. A 10 foot wide landscape area is shown along the north and west property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The building is 1 story, up to 28 feet high, consisting of painted stucco walls with decorative reveal lines, painted steel canopy, standing seam metal roof entry element, and glass storefront windows. The height of the building varies slightly from 20 feet to 28 feet and has been designed to break-up the roofline and enhance the overall look of the building. The gasoline

canopy is 20 feet high and will also utilize the same colors and textures to unify the design of the site.

Floor Plans

The convenience store has an area of 3,000 square feet consisting of cashier area, sales floor, gaming area, storage/freezer areas, restrooms, and an office. The restaurant consists of an order area, dining area, kitchen, restrooms, and storage area. The pick-up window is on the west side of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed project is an in-fill project located along an arterial street (Lake Mead Boulevard) and provides neighborhood serving uses for the area and, therefore, complies with Goal SM-1 and the accompanying policies (SM 1.1, SM1.2 and SM1.3) in the Sunrise Manor Land Use Plan which encourages reinvestment and revitalizations of older neighborhoods. Furthermore, the waivers associated with this application are due to the narrowness of the site. The site has been configured in the best possible way to fit the proposed uses on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0351-17	Reclassified 2 acres from R-2 to C-1 zoning for an in-line retail building	Approved by BCC	July 2017
ZC-1395-94	Reclassified 2 acres from R-2 to C-1 zoning for a shopping center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-2	Mobile home park
East	Corridor Mixed-Use	C-2 & R-2	Undeveloped & Single family residential
West	Neighborhood Commercial	C-1	Retail building

Related Applications

Application Number	Request
VS-23-0139	A request to Vacate a right-of-way to accommodate a detached sidewalk is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits and Design Reviews

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.

A minimum separation of 200 feet between convenience store/gasoline station and residential use is necessary to help mitigate negative impacts from noise, odor, other nuisances, and to air quality. A convenience store and gasoline station are permitted in the C-1 zoning district subject to acquiring the approval of a use permit and complying with conditions. Even though the proposed uses are separated from residential uses by a minimum of 76 feet, the site is too small for this intense of a use which has existing residential uses nearby on three sides.

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 Master Plan states commercial developments should provide access points on arterial and collector streets and not on local neighborhood streets. While a commercial driveway is proposed along Lake Mead Boulevard, an arterial street, a second commercial driveway is also proposed along Gateway Road. Staff cannot support the commercial driveway access onto Gateway Road, as it serves as a residential local street. Staff is concerned the proposed commercial driveway along Gateway Road will increase the flow of commercial traffic along the residential street. Staff finds that the commercial site can be redesigned to allow sole access on Lake Mead Boulevard eliminating the potential for an increase in vehicular traffic along Gateway Road. Therefore, staff cannot support this request.

Public Works - Development Review

Waivers of Development Standards #2 and #3

Staff has no objection to the reduction of approach distance and throat depth for the Gateway Road driveway. The applicant has provided sufficient room so that the driveway does not lead directly into the fuel pumps. Although the approach distances do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site and not encroach into the residential neighborhood to the north. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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 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;*
- *Traffic study and compliance.*
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; that off-site improvement permits may be required; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0125-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LISSETTE ARNIEL

**CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101**

DRAFT