



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 10, 2021

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 [Click or tap here to enter text.](http://www.clarkcountynv.gov) and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Alexandria Malone, Chairperson
Bricieda Castro, Vice Chairperson
Member, Earl Barbeau
Member Paul Thomas
Member Max Carter

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

County Liaison(s): Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/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 May 27, 2021. (For possible action)

- IV. Approval of the Agenda for June 10, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
07/06/21 PC
1. **DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:**
DESIGN REVIEW for a proposed drive-thru in conjunction with a restaurant on 4.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Desert Inn Road within Sunrise Manor. TS/sd/jd (For possible action) 07/06/21 PC
 2. **VS-21-0236-SFM2G, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action) 07/06/21 PC
 3. **WS-21-0235-SFM2G, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** a proposed distribution center; and **2)** finished grade on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action) 07/06/21 PC
- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 1, 2021.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

May 27, 2021

MINUTES

| | | |
|-------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Board Members: | Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT | Paul Thomas – PRESENT Max Carter- EXCUSED Planning- Al Laird |
| Secretary: County Liaison: | Jill Leiva 702 334-6892 jillniko@hotmail.com Anthony Manor | |

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 May 13, 2021 Minutes

Moved by: Ms. Castro
Action: Approved
Vote: 4-0/ Unanimous

IV. Approval of Agenda for May 27, 2021

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

V. Informational Items: Mr. Manor announced that there is a Financial workshop being held at the Government Center Tuesday June 1, 2021 at 6pm. Ms. Castro mentioned that there was a death on Fog & Bonanza Rd. & that it's unnecessary and we should all try & be more careful.

VI. Planning & Zoning

06/01/21 PC

1. **UC-21-0116-NP BOULDER, LLC:**

USE PERMIT to allow a food cart (taco cart) not located within an enclosed building.

DESIGN REVIEW for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)06/01/21PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

06/15/21 PC

2. **ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) alternative street landscaping; 3) mechanical equipment screening; 4) architectural masking; and 5) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) outside storage yard; 2) accessory office building; and 3) existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)06/15/21PC

Moved by: Ms. Castro

Action: Approved with a 1 ½ years Extension

Vote: 4-0/Unanimous

3. **UC-21-0182-GOMEZ KEVIN:**

USE PERMITS for the following: 1) allow an accessory structure prior to a primary use; 2) allow an accessory structure not architecturally compatible with a future principal building; and 3) waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Judson Avenue and Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)06/15/21PC

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 4-0/Unanimous

4. **UC-21-0213-KG REAL ESTATE, LLC:**

USE PERMIT to allow a food truck not located within an enclosed building.

DESIGN REVIEW for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road 06/5/21 PC within Sunrise Manor. WM/sd/jo (For possible action)

Moved by: Ms. Castro

Action: Approved per staff recommendations

Vote: 3-1

5. **UC-21-0218-DIAMOND CREEK HOLDINGS LLC, SERIES 17:**

USE PERMIT for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/xx 06/15/21 PC

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

06/16/21 BCC

6.

ET-21-400063 (UC-18-0557)-PALMER, SELINA:

USE PERMIT FIRST EXTENSION OF TIME to allow vehicle (automobile) sales.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) sales facility on 0.6 acres in a C-1 (Local Business) Zone. Generally located between Charleston Boulevard and Nevada Avenue, 200 feet east of Arden Street within Sunrise Manor. TS/jgh/jo (For possible action)06/16/21BCC

Moved by: Ms. Castro

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

7.

ET-21-400069 (ZC-19-0099)-CRP III CHEYENNE LV, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a distribution center; and 2) reduce the setback from loading docks to a residential use.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) distribution center; and 2) alternative parking lot landscaping on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southeast corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/bb/jo (For possible action)06/16/21BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

VII. General Business: Mr. Barbeau commented that when applications come in front of the board in an APZ zone with Occupancy restrictions it's to avoid loss of life because airplane crashes do happen even though they aren't very often.

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be June 10, 2021

X. Adjournment
The meeting was adjourned at 7:35p.m.

07/06/21 PC AGENDA SHEET

DRIVE-THRU
(TITLE 30)

NELLIS BLVD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:

DESIGN REVIEW for a proposed drive-thru in conjunction with a restaurant on 4.2 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard and the south side of Desert Inn Road within Sunrise Manor. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-16-101-001

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3310 S. Nellis Boulevard
- Site Acreage: 4.2
- Project Type: Drive-thru
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 366
- Parking Required/Provided: 231/231

Site Plans

The plans depict an existing shopping center located along Nellis Boulevard and Desert Inn Road. Access to the site is from various locations along both Nellis Boulevard and Desert Inn Road. The existing shopping center building is L shaped, with a building on the northwest corner of the site. The applicant is proposing to construct a 366 square foot drive-thru restaurant along Nellis Boulevard, located between 2 driveway entrances. The proposed building is set back 10 feet from the west property line (Nellis Boulevard). The plans show a 1 way drive-thru along the

eastern portion of the building, where customers can order and receive food through 1 window. There is no call box used to place an order. No seating is proposed with this restaurant (indoor or outdoor) and dining is not shown or proposed. Aside from the footprint no major changes are proposed or shown to the existing parking lot, parking layout, and traffic drive aisles. Seven parking spaces appear to be located behind the proposed drive-thru and will be partially blocked during business hours.

Landscaping

The plans depict existing landscaping along Nellis Boulevard with medium canopy trees, palm trees, and various groundcover. No additional landscaping is proposed as part of this application.

Elevations

The plans depict the commercial building with the maximum height shown is 19 feet with parapet walls, canvas awning, and a stucco finish. A drive-thru window is shown on the eastern elevation.

Floor Plans

The plans depict a floor plan of 366 square feet with a kitchen and restroom. No indoor seating is shown and will only have employees working inside and providing drive-thru services.

Signage

Signage is not a part of this request.

Applicant's Justification

The building which is depicted on the site plan has a gross area of 366 square feet and stands 19 feet high. The design intent is to harmoniously blend with the existing shopping center building. The site is accessible from Nellis Boulevard and Desert Inn Road via existing driveways, which are not being impacted by the proposed building. All existing landscape areas and site lighting are to remain as-is with no negative impacts by the proposed building. The trash enclosure is also existing and to remain untouched. Parking required by this addition also does not have a negative impact to the existing parking, as a total of 231 spaces are required and provided within the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|----------------------------------------------------------------|----------------|--------------|
| UC-0569-08 | Auctions in conjunction with a second-hand store | Approved by PC | July 2008 |
| UC-0551-07 | Convivence store with reduced separation from residential uses | Approved by PC | June 2007 |
| UC-1581-04 | Tattoo shop | Approved by PC | October 2004 |
| UC-0912-04 | Check cashing and residential separation | Approved by PC | July 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|-------------------------------------------|------------------------|---------------------------------------------|
| North | Commercial General | C-1 | Retail building |
| South & East | Residential suburban | R-T | Single family residential |
| West | Commercial General & Residential suburban | C-2 | Retail building & single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff has concerns with the proposed drive-thru and associated restaurant. Goal 74 of the Comprehensive Master Plan encourages the physical and functional integration of surrounding buildings, along with existing and/or proposed pedestrian paths and streets when considering the location of the buildings on the site. Review of the site plan shows up to 7 on-site parking spaces will be, in part, blocked by vehicles stacking in the drive-thru. This creates an on-site parking reduction below the requirement of 231 spaces. The applicant has not provided a mitigation plan to prevent internal vehicular conflicts at peak hours. In addition, the drive-thru lane is incorporated into the existing drive aisle and is shown on the plans as a 1 way direction for the drive-thru and is reduced to 12 feet with a concrete island. Along with ingress traffic from Nellis Boulevard just north of the proposed drive-thru, these factors have the potential of creating conflicts that can be hazardous to both pedestrians and vehicular traffic flow; therefore, staff cannot support this request.

Public Works - Development Review

Staff concurs with the Current Planning analysis related to the safety issues that the on-site vehicular movements will cause for vehicles accessing the site from Nellis Boulevard. Vehicles entering the site would face immediate conflicts with vehicles exiting the drive-thru, creating a dangerous situation.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHELDON COLEN

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074

07/06/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

LINCOLN RD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0236-SFM2G, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-18-602-001

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon 2 access easements as granted to Clark County under document number 20190826:03037. The subject property is currently undeveloped; however, there is a companion item on the agenda for a proposed distribution warehouse. The easements being eliminated are being shifted slightly based on the new design of the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|------------------------------------------------------------------------|-----------------|---------------|
| DR-17-1110 | Food processing facility - expired | Approved by BCC | February 2018 |
| DR-0455-07 | Office & warehouse building - expired | Approved by BCC | June 2007 |
| ZC-0740-96 | Reclassified this site to M-D zoning for an office & warehouse complex | Approved by BCC | June 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------|-----------------------------------|-----------------|----------------------------------------|
| North | Industrial | M-1 | Undeveloped |
| South, & West | Business and Design/Research Park | M-D | Undeveloped & office/warehouse complex |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|-----------------------------------|------------------------|--------------------------|
| East | Business and Design/Research Park | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WS-21-0235 | A waiver of development standards for a distribution center consisting of 1 building with waivers for throat depth and cross access 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 pedestrian access easements 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDSAY BROWN

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

DRAFT

07/06/21 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

LINCOLN RD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0235-SFM2G, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) cross access; and 2) allow a modified driveway design.

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

Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-18-602-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the requirement for cross access and shared parking with the future property to the north, south, and east where required per Table 30.56-2.
2. Reduce throat depth for the driveways along Lincoln Road to a minimum of 7 feet and 17 feet respectively where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 72% reduction and 32% reduction respectively).

DESIGN REVIEWS:

1. For a proposed distribution center consisting of 1 building.
2. Increase the finished grade to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2980 Lincoln Road
- Site Acreage: 4.9
- Project Type: Proposed distribution center
- Number of Stories: 1

- Building Height (feet): 42
- Square Feet: 104,820
- Parking Required/Provided: 105/106

Site Plans

The plans depict a proposed 104,820 square foot distribution center consisting of a single building located in the central portion of the site. Access to the site is provided by 2 driveways on Lincoln Road. Parking for the facility is located along the west, east, and south perimeters of the parcel. The building is set back 78 feet from Lincoln Road, 41 feet from the north property line, 60 feet from the south property line, and 61 feet from the east property line. Loading areas with recessed docks are located on the south side of the building and 130 feet from the property line. The service area that contains overhead doors and loading docks is screened from public view by the building itself. No cross access is proposed with the adjacent undeveloped properties. A total of 106 parking spaces are provided where 105 spaces are required.

Landscaping

The street landscaping consists of a 10 foot wide landscape area behind an attached sidewalk along Lincoln Road. Along the east property line, a single row of trees is shown 20 feet on center adjacent to an undeveloped property zoned R-E. Along the south property line and interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building will be 42 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative accents and metal canopies over the doorways. The height of the building varies from 40 feet to 42 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the south side of the building and screened from public view by the building itself.

Floor Plans

The plans depict a 104,820 square foot distribution/warehouse shell with 2 potential tenant lease spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed distribution center will match the adjacent industrial uses and will be a good addition to the area. Moreover, the distribution center is an appropriate use in the AE-75 and APZ-2 overlays. The applicant is also requesting a design review for increased fill on the property beyond the allowed 18 inches. There is a potential for up to 3 feet of fill but the exact calculations won't be determined until the grading plan is finalized. The proposed increase in fill will not adversely affect any surrounding properties. The applicant is requesting a waiver of development standards to reduce the throat depths at both entrances. The applicant has removed 5 parking spaces near the north entrance to eliminate safety and/or visibility concerns

due to the reduction of the throat depth to a minimum of 7 feet. Additionally, the applicant is requesting to waive cross access. The parcel to the north was not required to provide cross access and the property owner has indicated they do not want cross access with this property (email provided in the public file). According to the applicant cross access to the site south is not ideal because there are 15 truck doors facing south, so sharing access between properties would be a safety concern and a traffic flow issue. The traffic flow on the property is laid out such that truck traffic can enter the property on Lincoln Road, utilize the circular drive around the building, and exit the property on Lincoln Road. Lastly, most of the single building parcels surrounding the property do not have cross access for this same reason.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|------------------------------------------------------------------------|-----------------|---------------|
| DR-17-1110 | Food processing facility - expired | Approved by BCC | February 2018 |
| DR-0455-07 | Office and warehouse building - expired | Approved by BCC | June 2007 |
| ZC-0740-96 | Reclassified this site to M-D zoning for an office & warehouse complex | Approved by BCC | June 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------|-----------------------------------|-----------------|----------------------------------------|
| North | Industrial | M-1 | Undeveloped |
| South, & West | Business and Design/Research Park | M-D | Undeveloped & office/warehouse complex |
| East | Business and Design/Research Park | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|--------------------------------------------------------------------------------------------------------|
| VS-21-0236 | A request to vacate and abandon 2 access easements on Lincoln Road 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

Current 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 #1

Staff finds the project should be designed to transition to the adjacent undeveloped parcel to the west. The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. This request conflicts with this purpose and Urban Specific Policy 7, which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated; therefore, staff cannot support this portion of the request.

Design Review #1

The site lies within an area planned for industrial uses primarily due to the noise impact from the daily operations of Nellis Air Force Base. The Airport Environs Overlay District is intended to protect the public from elevated airport noise levels and increased safety risks. In the APZ-2 Overlay District, Code generally permits low occupancy industrial and commercial land uses with a limitation of the number of visitors and employees on the site. The proposed use (Distribution Building) would be consistent with those regulations. Furthermore, the project complies with Urban Land Use Policy 100 of the Comprehensive Master Plan which encourages loading areas and overhead doors to be screened from streets and other adjacent uses to buffer the site more adequately. This project provides perimeter landscaping including a 10 foot wide landscape area with trees 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 #2

Staff has no objection to the reduction in the throat depth for the commercial driveways. The applicant removed parking spaces to provide additional landscape buffers adjacent to both entrances into the site. The buffers will improve visibility and allow vehicles to safely exit the right-of-way, avoiding immediate conflicts with those trying to access parking stalls.

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 of the design reviews and waiver of development standards #2; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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;
- Grant necessary easements.
- 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.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LINDSAY BROWN

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