



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 10, 2023

6:30pm

### AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Harry William, Chair  
 Sondra Cosgrove, Vice-Chair  
 Paul Thomas, Member  
 Earl Barbeau, Member  
 Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto:manora@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

**BOARD OF COUNTY COMMISSIONERS**

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

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 27, 2023. (For possible action)
- IV. Approval of the Agenda for August 10, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning  
08/15/23 PC

- 1. **TM-23-500084-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES GLENN & RENE M REVOCABLE FAMILY TRUST:**  
**TENTATIVE MAP** for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) 08/15/23 PC
- 2. **UC-23-0347-CALURA JOINT LIVING TRUST & CALURA CARLITO C & TRINIDAD V TRS:**  
**USE PERMIT** for an accessory structure (detached workshop) to not be architecturally compatible with the principal building.  
**WAIVER OF DEVELOPMENT STANDARDS** for an accessory structure height increase on 0.2 acres in an R-D (Suburban Estate Residential) Zone. Generally located on the southwest corner of Judson Avenue and Sandy Lane within Sunrise Manor (description on file). WM/jud/syp (For possible action)08/15/23 PC

09/05/23 PC

- 3. **UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:**  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone. Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)09/05/23PC
- 4. **WS-23-0339-TEJADA MARIA ELENA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Comb Circle approximately 100 feet west of Miner Way within Sunrise Manor. TS/rp/syp (For possible action)09/05/23PC
- 5. **WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate parking lot landscaping; 2) alternative paving; and 3) eliminate parking lot striping.  
**DESIGN REVIEW** for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 and AE-75) and an M-1 (Light Manufacturing) (AE-70 and AE-75). Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)09/05/23PC
- 6. **WS-23-0419-SCHOOL BOARD OF TRUSTEES:**  
**WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; 2) approach distance.  
**DESIGN REVIEW** for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone. Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)09/05/23PC

**BOARD OF COUNTY COMMISSIONERS**

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

09/06/23 BCC

7. **DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:**  
**DESIGN REVIEWS** for the following: **1)** expansion to an existing hotel; and **2)** finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action) **09/06/23BCC**
8. **WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:**  
**WAIVER OF CONDITIONS** of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action) **09/06/23BCC**
9. **WS-23-0390-FEDEX FREIGHT, INC.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; and **2)** driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** a parking lot in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action) **09/06/23BCC**

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: August 31, 2023.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

July 27, 2023

### MINUTES

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

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison: Will Covington

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

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

II. Public Comment: None

III. Approval of the July 13, 2023 Minutes

Moved by: Ms. Cosgrove  
Action: Approved  
Vote: 5-0/Unanimous

IV. Approval of Agenda for July 29, 2023

Moved by: Mr. Barbeau  
Action: Approved with 1 change  
Vote: 5-0/Unanimous

V. Informational Items: None

# VI. Planning & Zoning

08/01/23 PC

1. TM-23-500081-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:  
TENTATIVE MAP consisting of 1 commercial lot on 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Lamb Boulevard within Sunrise Manor. TS/lm/syp (For possible action) 08/01/23PC  
Moved by: Mr. Barbeau  
Action: Approved per staff recommendations  
Vote: 5-0/unanimous

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

08/15/23 PC

2. **UC-23-0363-SALMERON FAMILY TRUST, ET AL:**  
**USE PERMITS** for the following: 1) increase the amount of agricultural livestock, small; and 2) allow accessory structures not architecturally compatible with the principal residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an accessory structure in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Steet within Sunrise Manor. TS/jor/syp (For possible action) 08/15/23 PC  
Moved by: Mr. Thomas  
Action: Approved Use Permit #2 & Waivers: Denied Use Permit #1  
Vote: 5-0/unanimous

08/16/23 BCC

3. **ET-23-400100 (UC-22-0059)-MARQUARDT LAND COMPANY, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) salvage yard; and 2) recycling center.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the setback of a vehicle dismantling yard from a non-industrial use; 2) reduce the setback of a salvage yard from a non-industrial use; 3) reduce the setback of a recycling center from a non-industrial use; and 4) alternative paving.  
**DESIGN REVIEW** for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an M-2 (Industrial) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within Sunrise Manor. MK/rr/syp (For possible action) 08/16/23 BCC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations  
Vote: 5-0/unanimous
4. **VS-23-0371-OMMY EXHIBTION, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Dolly Lane located between Judson Avenue and Lake Mead Boulevard and a portion of right-of-way being Judson Avenue between Dolly Lane and Marion Drive within Sunrise Manor (description on file). MK/bb/syp (For possible action) 08/16/23 BCC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations  
Vote: 5-0/unanimous
5. **UC-23-0370-OMMY EXHIBTION, LLC:**  
**USE PERMIT** for outside storage yard.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) driveway departure distance; and 2) cross access.  
**DESIGN REVIEWS** for the following: 1) warehouses; and 2) finished grade on 3.3 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Dolly Lane and the south side of Judson Avenue within Sunrise Manor. MK/bb/syp (For possible action) 08/16/23 BCC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations & w/ request to have a higher East wall.  
Vote: 5-0/unanimous

VII. General Business:None

VIII. Public Comment:A neighbor had a question about a prior application that came in front of the Board. Mr. Barbeau brought up the issue of the Sloan Channel leakage & that bus stops should be accommodated to provide shade while passengers wait.

IX. Next Meeting Date: The next regular meeting will be August 10, 2023

X. Adjournment

The meeting was adjourned at 7:38 pm

08/15/23 PC AGENDA SHEET

LAKE MEAD CAPITAL MANAGEMENT  
(TITLE 30)

LAKE MEAD BLVD/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500084-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES GLENN  
& RENE M REVOCABLE FAMILY TRUST:**

**TENTATIVE MAP** for a commercial subdivision on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-610-066 through 140-20-610-070

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.3
- Number of Lots: 1
- Project Type: Commercial center

The plan depicts a 1 lot commercial subdivision on a 4.3 acre site which was previously approved for a commercial center. Access to the site is from driveways on Lake Mead Boulevard. Off-site improvements exist along Lake Mead Boulevard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-23-0282	Commercial center totaling 4 buildings consisting of a car wash and 3 restaurants with drive-thru service	Approved by BCC	July 2023
WC-23-400077 (ZC-0893-02)	Waived conditions of a zone change requiring store fronts to face the street, buildings shall be grouped per plans, and 10 foot high screen wall for a loading area	Approved by BCC	July 2023

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-0241-08	Shopping center consisting of 44,600 square feet of commercial usage - expired	Approved by PC	April 2008
ZC-0893-02	Shopping center totaling 32,000 square feet, center consisted of 2 in-line retail buildings, restaurant, and fast food restaurant with drive-thru	Approved by BEC	August 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-D	Single family residential & undeveloped
South	Public Use & Corridor Mixed-Use	P-F & C-2	Middle school & shopping center
East	Corridor Mixed-Use	C-2	Commercial building
West	Business Employment	M-D	Vehicle sales

### 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 shall be required with future development as determined by Public Works - Development Review.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0208-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAKE MEAD CAPITAL MANAGEMENT, LLC

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



08/15/23 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

JUDSON AVE/SANDY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0347-CALURA JOINT LIVING TRUST & CALURA CARLITO C & TRINIDAD  
V TRS:**

**USE PERMIT** for an accessory structure (detached workshop) to not be architecturally compatible with the principal building.

**WAIVER OF DEVELOPMENT STANDARDS** for an accessory structure height increase on 0.2 acres in an R-D (Suburban Estate Residential) Zone.

Generally located on the southwest corner of Judson Avenue and Sandy Lane within Sunrise Manor (description on file). WM/jud/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-19-210-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow an accessory structure at 15 feet height where 14 feet is the maximum allowed per Table 30.40-1 (a 7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3695 Judson Avenue
- Site Acreage: 0.2
- Project Type: Accessory structure (detached workshop)
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 550

**Site Plans**

The plans depict a 2,200 square feet existing residential structure occupying the north and east sides of the parcel. The property has one driveway along Judson Avenue and another driveway along Sandy Lane. The applicant is proposing an accessory structure (detached workshop) on the southwest corner of the site. The proposed workshop will meet the required setbacks for the

interior side and rear setbacks. However, the detached workshop will be metal, and the overall height will exceed the zoning district standard for an accessory building.

Landscaping

The existing landscaping will not be changed due to this request.

Elevations

The plans depict a proposed detached workshop 14 feet 11 inches in height. The materials are concrete slab for foundation, metal frame and trusses and painted sheet metal exterior and walls. The colors will be light gray with roof and trims in charcoal color. The existing residence is white stucco with gray accents on the front façade as well as off white window trims.

Floor Plans

The building dimensions are 22 feet in width, 25 feet in length. The 550 square feet detached metal workshop will not have connections to electricity and plumbing. The floor plan depicts a workshop door on the north side of the structure, a side door on the east elevation (near the north elevation of the garage) as well as a window on the east side closer to the south elevation of the structure.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they were in the process to obtain building permits when zoning plans check advised them of the need for a use permit and waiver of development standards. Therefore, a land use approval is needed to continue with the building permits for the proposed structure.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-0835-97	Request to reduce the rear setback for a principal building	Approved by PC	June 1997

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permit

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

Staff finds that the overall architecture of the proposed workshop will not be detrimental of the appeal of the surrounding properties. The applicant is proposing to paint the structure in the same colors to match the existing residence. Therefore, staff can support this request.

#### Waiver of Development Standards

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

The applicant is proposing a minimal increase in the overall height of the structure (7% increase). The majority of the building will be at 12 feet in height, only the pitched roof is what is making the proposed structure go over the 14 foot accessory structure allowance per the R-D zoning district. Consequently, staff can support the request to increase the height of the detached workshop.

#### **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**

- Structure to be painted to match the existing residence.
- 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.

**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:** CARLITO CALURA

**CONTACT:** TERENCE CALURA, 3695 JUDSON AVE, LAS VEGAS, NV 89115

09/05/23 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

LAS VEGAS BLVD N/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0400-LUCKY INVESTMENT HOLDINGS, LLC:**

**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use on 1.2 acres in a C-2 (General Commercial) (AE-70) Zone.

Generally located on the northwest side of Las Vegas Boulevard North, 1,000 feet northeast of Craig Road within Sunrise Manor. MK/tpd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-04-601-004

**USE PERMIT:**

Reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use to 65 feet where 200 feet is required per Table 30.44-1 (a 67.5% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4531 Las Vegas Blvd N.
- Site Acreage: 1.2 acres
- Number of Lots: 1
- Project Type: Reduced separation for supper club
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,884
- Parking Required/Provided: 39/82

**Site Plan**

The plan depicts an existing 3,884 square foot structure. County records indicate that the existing building was constructed in 1939. Thirty-nine parking spaces are required where 82 spaces are

provided. Access to the project site is granted via an existing commercial driveway along Las Vegas Boulevard North.

Landscaping

All site and street landscaping exists, and no additional landscaping is provided or required.

Elevations

The plans (photographs) depict an existing 18 foot high building consisting of stucco exterior with a pitched roof. The roof material consists of asphalt shingles.

Floor Plans

The plans depict an area consisting of a dining room, dance floor, stage area, bar, pool tables, restrooms, kitchen and food preparation areas, a walk-in refrigerator and freezer, storage and office areas.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant is proposing to open a supper club within the required separation per Title 30.44-1. This request would allow for the applicant to operate within the required 200 feet from a residence. Their hope is to become a safe space for all members of the community, provide jobs to those community members, and provide a platform for local artist to perform.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0330-17	Use permits for on-premises consumption of alcohol and outside dining in conjunction with a tavern - expired	Approved by PC	June 2017
UC-0719-09	Use permit to reduce separation between on-premises consumption of alcohol and residence - expired	Approved by PC	January 2010
ADR-1460-07	Administrative design review for a communications tower	Approved by ZA	November 2007
WS-1023-02 (ET-0256-04)	First extension of time for waiver of development standards for a freestanding sign	Approved by PC	September 2004
WS-1023-02	Waiver of development standards for a freestanding sign	Approved by PC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Hotel
South	Corridor Mixed-Use	R-4 & P-F	Multiple family residential & Nellis Air Force Base
West	Corridor Mixed-Use	R-4	Multiple family residential
East	Nellis AFB	H-2	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.

Staff finds that the subject parcel previously operated as an on-premises consumption of alcohol establishment. The previous business did so for numerous years without any complaints to the Clark County Public Response Office. The proposed supper club is separated from existing multiple family residences by a 7 foot tall block wall, located along the western property line. It is for these facts that staff can support the request for reduced separation.

#### **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**

- Shrubs and decorative rock shall be installed per Southern Nevada Regional Plant List in landscaping areas adjacent to the building and 1 small tree (or greater size) shall be planted in the area on the southeast and in the area on northeast portions of the building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside dining and live entertainment are not a part of this approval and shall meet Title 30 standards; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- 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:**

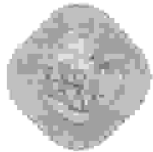
**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VERONICA MARQUEZ

**CONTACT:** VERONICA MARQUEZ, SUPPER CLUB 702, 1941 GOLDEN TRUMPET AVE, LAS VEGAS, NV 89123





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-23-0900</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>8-10-23</u> PC MEETING DATE: <u>9-5-23</u> BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Lucky investments, LLC</u> ADDRESS: <u>1790 camden place</u> CITY: <u>San marcos</u> STATE: <u>CA</u> ZIP: <u>92029</u> TELEPHONE: <u>6195201515</u> CELL: <u>6195201515</u> E-MAIL: <u>ricketklein@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Veronica Marquez</u> ADDRESS: <u>4531 Las Vegas Blvd. N</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____      CELL: <u>(702) 327-7355</u> E-MAIL: _____      REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Veronica Marquez</u> ADDRESS: <u>1941 Golden Trumpet Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: <u>(702) 327-7355</u> E-MAIL: <u>vermarquez@aol.com</u> CHIEF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-4-601-004 140-04-601-004  
 PROPERTY ADDRESS and/or CROSS STREETS: 4531 N. Las Vegas Blvd Las Vegas, NV  
 PROJECT DESCRIPTION: Restaurant

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

Property Owner (Signature)\* \_\_\_\_\_ RICHARD KLEIN MANAGER  
 Property Owner (Print)

STATE OF California  
 COUNTY OF San Diego  
 SUBSCRIBED AND SWORN BEFORE ME ON 05-12-2023 (DATE)  
 By Richard Klein  
 NOTARY PUBLIC: \_\_\_\_\_



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

PLANNER COPY

## JUSTIFICATION LETTER

June 7, 2023

Department of Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89115

Application #: 3628017

Parcel #: 140-04-601-004

Property Address: 4531 Las Vegas Blvd N, Las Vegas, NV 89115

RE: Supper Club 702

To Whom It May Concern:

I, Veronica Marquez, the Applicant and Owner of Supper Club 702, am requesting a special use permit. The reason for this request is because I would like to open a supper club at the above-referenced location. However, the building is not 200 feet or more from a residential building. Therefore, I am requesting that I be granted a special use permit.

I am certain our neighbors are more than happy for us to open doors for business. As some of the current residents have submitted their resumes. My plan is to be a hub to share my platform with our community from singers to artists to dancers and all humans in between. I want my establishment to be a safe place that welcomes all. Most importantly to be able to employ within our community and give back. Thank you for your time.

Best,



Veronica Marquez "Chef Vee"

PLANNER COPY  
UC-23-0900

09/05/23 PC AGENDA SHEET

ACCESSORY STRUCTURES  
(TITLE 30)

MINER WAY/COMB CIR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0339-TEJADA MARIA ELENA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation; and 2) reduce setbacks for existing accessory structures and attached additions in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Comb Circle approximately 100 feet west of Miner Way within Sunrise Manor. TS/rp/syp (For possible action)

---

RELATED INFORMATION:

APN:

161-06-614-019

**WAVIER OF DEVELOPMENT STANDARDS:**

1. a. Reduce separation between accessory structures (restroom building and attached accessory playroom) to 4 feet 5 inches where 6 feet is required per Table 30.40-1 (a 25% reduction).
- b. Reduce separation between accessory structures (storage building and restroom building) to 3 feet 5 inches where 6 feet is required per Table 30.40-1 (a 42% reduction).
2. a. Reduce the rear setback for an accessory structure (storage building) to 1 foot 5 inches where 5 feet is required per Table 30.40-2 (a 70% reduction).
- b. Reduce the side setback for an accessory structure (storage building) to 1 foot 11 inches where 5 feet is required per Table 30.40-2 (a 78% reduction).
- c. Reduce the side setback for an accessory structure (restroom building) to 4 feet 8 inches where 5 feet is required per Table 30.40-2 (a 4% reduction).
- d. Reduce the side setback for an attached accessory water heater room to 4 feet 3 inches where 5 feet is required per Table 30.40-2 (a 4% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4154 Comb Circle

- Site Acreage: .1
- Project Type: Accessory structures
- Building Height (feet): 9 (storage building)/10 (restroom building)/8 (attached water heater room)
- Square Feet: 1,684 (single family residence)/81 (storage building)/72 (restroom building)/24 (attached water heater room)/419 (playroom)

#### Site Plan

The site plan depicts a .1 acre property with a driveway that accesses a cul-de-sac off Comb Circle. The site plan further depicts an existing 1,684 square foot, 1 story single family residence with of 2 accessory structures (storage building and restroom building) and 2 attached accessory room additions to the existing residence (water heater room and playroom) located in the rear yard. The first accessory structure (storage building) is located along the northern property line with 1 foot and 5 inch setback. The second accessory structure (restroom building) is located to the south of the storage building with a separation of 3 feet 5 inches. An attached water heater room, which does not have interior access to the residence, is located on the west side of the residence and has a setback of 4 feet 3 inches. An attached accessory playroom, without interior access to the home, is located on the north side of the residence, and is 4 foot 5 inches from the restroom building.

#### Landscaping

The applicant is not proposing to add any new trees or shrubs.

#### Elevations

The applicant provided elevations of the storage building showing wooden paneling painted light gray to match the existing house. The restroom building and the attached water heater room are stucco and painted light gray to match the existing house. The height of these structures vary between 8 feet and 10 feet.

#### Floor Plan

The accessory structures are distributed throughout the site, the storage building is 81 square feet and the restroom building is 72 square feet. The attached water heater room is 24 square feet and the attached playroom is 419 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

Per the submittal of the justification, the applicant is requesting to reduce the 5 foot setback requirement from the rear and side property lines. The applicant is also requesting to reduce the 6 foot requirement for building separation. The storage building is needed for storage of the applicant's personal items.

**Surrounding Land Use**

	Planned Land Use Category		Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	R-1	Single Family Residential

**Clark County Public Response Office (CCPRO)**

CE-23-13577 and CE-21-03652 are active zoning violations on the subject parcel for trash/debris and for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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.

The location of the storage building, restroom building, and attached water heater room is concerning because these structures could pose a safety risk and a nuisance to surrounding property owners. The applicant has not demonstrated that the waivers of development standards are necessary and has not provided any alternatives for consideration; therefore, staff cannot support these requests.

**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:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Remove all outside storage within 90 days;
- 3 months to review the removal of all outside storage.
- 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**

- 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: MARIA ELENA TEJADA**

**CONTACT: MARIA TEJADA, 4154 COMB CIR, LAS VEGAS, NV, 89104**

09/05/23 PC AGENDA SHEET

COMMERCIAL VEHICLE PARKING LOT  
(TITLE 30)

NELLIS BLVD/GOWAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0399-SZ INCOME TRUST & BOHN MICHAEL F TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** alternative paving; and **3)** eliminate parking lot striping.

**DESIGN REVIEW** for a commercial vehicle parking lot on a 4.6 acre portion of 5.8 acre site in an M-D (Designed Manufacturing) (AE-70 and AE-75) and an M-1 (Light Manufacturing) (AE-70 and AE-75).

Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

140-08-601-014; 140-08-601-015 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate parking lot landscaping associated with a commercial vehicle parking lot per Section 30.64.030 and Figure 30.64-14 (a 100% reduction).
2. Allow alternative paving for a commercial vehicle parking lot where paving is required per Section 30.60.020.
3. Eliminate parking lot striping for a commercial vehicle parking lot per Section 30.60.020.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3735 N. Nellis Boulevard
- Site Acreage: 5.8 (portion)
- Project Type: Commercial vehicle parking lot

Site Plans

The surrounding site includes an existing 13,500 square foot automobile repair and maintenance facility with parking spaces on the northern parcel APN: 140-08-601-014 and a parking lot and tow yard on a portion of the eastern portion of the southern parcel APN: 140-08-601-015. No changes to those areas are proposed with this application, and those areas are not a part of this

request. Parcel 140-08-601-015 is the subject of this request and has private access through parcel 140-08-601-014 from Nellis Boulevard. The plans depict a 6 foot high combination fence and block wall surrounding this area. Alternative paving surfaces, which are acceptable to the Department of Environment and Sustainability, are proposed for the parking lots. Striping will not be provided.

Landscaping

No landscaping is proposed on the west side of parcel 140-08-601-015 in conjunction with the parking lot.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they maintain the site in excellent condition. A land use plan amendment to industrial was approved in 2020, only to be changed back to Business Employment during the recent Clark County Master Plan update. This site will provide a service to the recently approved mega warehouse developments that need overflow parking for motor vehicles. This site will relieve congestion at other sites and provide an alternative solution for local warehouse businesses that need temporary parking for commercial vehicles.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-18-400096 (UC-0277-16)	Review of use permit for towing service and parking lot	Approved by PC	July 2018
UC-0277-16	Towing service with waivers for landscaping and design review for parking lot	Approved by PC	June 2016
WS-0411-10	For a parking lot in conjunction with an automobile maintenance facility and waivers for parking lot landscaping and reduce the landscaping adjacent to an arterial/collector street - expired	Approved by PC	October 2010
ZC-0181-07	Reclassified the M-D zoning on the southern parcel for an office/warehouse development on the entire site	Approved by BCC	May 2007
ZC-0350-05	Reclassified the M-D zoning on the northern parcel for an office/warehouse and automotive repair facility	Approved by BCC	April 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E	Undeveloped
South	Business and Design/Research Park	C-2	Retail center



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Facilities	P-F	Nellis Air Force Base
West	Business and Design/Research Park	R-T	Undeveloped

### Clark County Public Response Office (CCPRO)

CE-22-30601 is an active violation for commercial truck storage and illegal businesses.

### 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.

##### Waivers of Development Standards and Design Review

The applicant is proposing a parking lot for commercial vehicles, but is not providing striping or landscaping required with parking lots. While the required number of trees for this parking lot may not be appropriate for commercial vehicles, some landscape islands could be provided. The plans show adequate areas designated for parking; however, without any striping, on-site circulation, including fire lanes, will not be distinguished causing a safety hazard. This site can easily become an outside storage yard for trailers and other equipment. Staff does not support these requests.

### 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:

- 1 year to review as a public hearing.
- Applicant is advised that approval of this application does not permit outside storage of any kind, including but not limited to trailers and equipment; approval of this application

does not constitute or imply approval of other agency regulations, including Department of Environment and Sustainability; 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**

- Reconstruct any unused driveways with full off-site improvements;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SAM ZEER**

**CONTACT: LY ACCESS LLC, 2222 BONANZA ROAD, LAS VEGAS, NV 89106**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0399</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>8-10-23</u> PC MEETING DATE: <u>9-5-23</u> BCC MEETING DATE: _____ FEE: <u>\$975.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SZ Income Trust<sup>OP</sup> / Sam Zeer</u> ADDRESS: <u>3735 N. Nellis #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-334-4102</u> CELL: <u>702-334-4102</u> E-MAIL: <u>JamuelZeer@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Sam Zeer and LV Access - Ricki Barlow</u> ADDRESS: <u>2222 W. Bonanza, GC Garcia</u> CITY: <u>L.V.</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: <u>702-461-3121</u> CELL: <u>702-461-3121</u> E-MAIL: <u>rickibarlow@lvaccess.com</u> REF CONTACT ID #: <u>ggarcia@gcgarciainc.com</u>
	<b>CORRESPONDENT</b>  NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-05-601-015  
 PROPERTY ADDRESS and/or CROSS STREETS: Nellis North of Golden  
 PROJECT DESCRIPTION: Commercial parking lot and expansion of the existing tow yard

(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.

Sam Zeer      Sam Zeer / SZ Income Trust  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 24, 2023 (DATE)  
 By Sam Zeer  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Justification letter

6/20/2023

WS-23-0399

RE: APN# 140-08-601-015

This request is for Commercial Parking Lot.

Applicant is applying for a commercial Parking lot Permit for outside Parking, commercial vehicle parking, at parcel # 140-08-601-015, and to continue use of the parcel for vehicle & Truck parking. Parking use is allowed in M1 and MD.

The existing paved front area Apox. 320'x167.5' is zoned M1. The front 320' section is presently used for vehicle parking, and then followed by tow yard area, "as shown".

The rest of the parcel is Apox. 940' x 167.6 presently showing m1 & MD zone to also be entirely paved with Alternative Asphalt and allow to be used for open truck parking area. Screened 6' fencing is provided throughout as shown.

\*To access the parcel, we will be using the compliant existing hard surfaced common shared commercial entrance and access drive located on parcel #140-08-601-014, and to access the rear, a 28'x680' drive "Alternate Asphalt surface" will be used" as shown". Since we're not adding any hard none pours surface, the parcel will continue to drain as is.

The North rear section is zoned RE, master planned MD.

The south parcel is presently zoned RE and C2.

We will be maintaining existing landscaping a 15 ft. wide with model pine trees in front of the parcel at Nellis Blvd. and apply for a waiver for all other code required parking lot additional landscaping. Such additional landscaping would interfere with traffic, large vans and trucks would run or back up over it and damage it which will make it messier.

We are applying for the following land use applications:

APPROVAL  
WS-23-0399

- Design review for commercial parking lot.
- Waiver for alternative paving.
- Waiver to eliminate landscaping.
- Waiver to eliminate parking lot landscaping.
- Waiver to eliminate striping for truck parking in the open parking area.

The plan fits well with the existing adjacent MD development north of the property and the overall master plan of the area and is needed and will serve well and relief congestion for the extremely needed truck parking for the recently developed commerce mega warehouses spreading all over this area.

09/05/23 PC AGENDA SHEET

SCHOOL  
(TITLE 30)

RIDGEDALE AVE/PARKDALE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0419-SCHOOL BOARD OF TRUSTEES:**

**WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduce throat depth; 2) approach distance.

**DESIGN REVIEW** for a proposed school building addition in conjunction with an existing school (Dearing Elementary) on 7.8 acres in a P-F (Public Facility) Zone.

Generally located on the southwest corner of Ridgedale Avenue and Parkdale Avenue within Sunrise Manor. TS/sd/syp (For possible action)

---

RELATED INFORMATION:

APN:

161-08-301-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. Reduce the throat depth along Cloverdale Avenue to 23 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
2. Reduce the approach distance along Cloverdale Avenue to 53 feet where 150 feet is required per Uniform Standard Drawings 222.1 (a 64% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3046 Ferndale Street
- Site Acreage: 7.8
- Project Type: School addition
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 71,862 (proposed addition)/30,155 (existing)/102,017 (total)
- Parking Provided: 88

### Site Plan

The request is for an additional classroom building for Dearing Elementary School. Records indicate the school was originally constructed in 1964. The plans depict the existing library and classroom buildings located on the west portion of the site will be demolished and replaced with a 2 story building constructed in the current location. The existing 2 story building located on the southeast portion of the site will remain. The school will have a new on-site parking lot on the west side of the site, with driveways off Cloverdale Avenue and Ridgedale Avenue. The driveway on Cloverdale Avenue will be entrance only and requires a waiver for reduced throat depth and a reduced approach distance. The new playground is located in the northeast corner of the site, and will consist of a new kindergarten play area under a new shade structure and a new primary play area with synthetic turf under a new shade structure, new basketball courts, tetherball areas, and foursquare areas. Construction of the school will commence after the 2023-2024 school year and open in the 2025-2026 school year.

### Landscaping

The plans depict new landscaping to be installed throughout the project including along Ridgedale Avenue, Ferndale Street, Cloverdale Avenue, and a portion of Parkdale Avenue. There will also be a 10 foot wide sidewalk constructed along Ridgedale Avenue, Ferndale Street, Cloverdale Avenue and Parkdale Avenue. Trees will not be planted within 20 feet of the school building or within the interior portion of parking lot area.

### Elevations

The building is designed with CMU walls and painted metal accent walls and metal panels. The plans depict a new school addition at 35 feet in height with parapet walls with split face concrete panels with desert color scheme with glazed windows and metal shading awning. The building elevations are a combination of corrugated metal roofs and flat roofs with parapets.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant has stated the school district has determined the existing school building is past its useful lifecycle and needs partial replacement. The new school building will have 36 classrooms and a gross building square footage of approximately 71,862 contained within one (1) two-story building with a north and south wing, with the wings connected on the second story. Level 1 of the building will be approximately 38,927 square feet and level 2 of the building will be approximately 32,935 square feet.

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-0339-16	Design Review for classroom additions	Approved by PC	July 2016
DR-1485-98	Design review for classroom and library addition	Approved by PC	October 1998

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Waiver of Development Standards

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

##### Design Review

The proposed building will provide additional needed facilities for the existing school. The overall proposed design of the site depicts varying building heights, breaking-up mass of the building, and shifting building placement, which provides transitions between different building scales and intensities. Adequate setbacks have been provided for the buildings. The proposed addition to an existing school provides for a range of educational and recreational opportunities for the immediate community. Staff can support the design review.

#### Public Works - Development Review

##### Waivers of Development Standards

Staff has no objection to the reduction in throat depth and approach distance for the ingress only driveway on Cloverdale Avenue. The applicant has moved the existing pan driveway to the east to construct a commercial curb return driveway to help vehicles transition on to the site safely. Although the driveway does not need the minimum throat depth and approach distance, staff believes that with the driveway being ingress only the reduction will not impact traffic.

#### 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**

- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.

**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:** CLARK COUNTY SCHOOL DISTRICT

**CONTACT:** CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES, 1180  
MILITARY TRIBUTE PL., HENDERSON, NV 89074



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0419</u> DATE FILED: <u>7/12/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>8/10/23</u> PC MEETING DATE: <u>9/5/23</u> BCC MEETING DATE: _____ FEE: <u>— (Waived)</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Clark County School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Clark County School District - Mark Campbell, Interim Chief of Facilities</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Paulette Marshall, CCSD - Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-799-5214 ext. 5414</u> CELL: <u>725-265-0763</u> E-MAIL: <u>Marshp1@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-08-301-001

PROPERTY ADDRESS and/or CROSS STREETS: 3046 S. Ferridale Street, Las Vegas, NV 89121

PROJECT DESCRIPTION: Replacement of Laura Dearing Elementary School

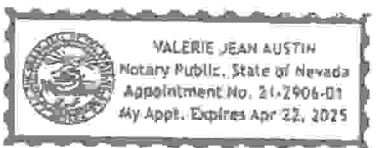
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Mark Campbell  
 Property Owner (Signature)\*      Mark Campbell  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 29, 2023 (DATE)

By Mark Campbell  
 NOTARY PUBLIC: Valerie Jean Austin



\*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.



April 7, 2023

# PLANNER

# COPY

WS-23-0419

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

Re: Design Review and Waiver of Development Standards for  
The Partial Replacement of Laura Dearing Elementary School  
*Revised Justification Letter*

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully request approval of a Design Review and Waiver of Development Standards (WS) for the partial replacement of Laura Dearing Elementary School (School). The School is located at 3046 Ferndale St., Las Vegas, Nevada, 89121; Assessor's Parcel Number 161-08-301-001. The School site is zoned P-F (Public Facility) and is approximately 7.84 acres.

The District has determined the School is past its useful lifecycle and is in need of partial replacement. The School was originally constructed in 1964. An 18 classroom two-story building was entitled under DR-0339-16 and completed in August 2018. This building will remain on site as was constructed. The last school year (2021-2022) had a capacity of approximately eight-hundred twenty-four (824) students. Although the 2022-2023 school year had a projected enrollment of seven-hundred thirty-seven (737) students, there were 834 students enrolled as of March 1, 2023. Construction of the School will commence after the 2023-2024 school year and open in the 2025-2026 school year. The existing Library and Classroom Buildings located on the west portion of the site will be demolished and the replacement two-story building constructed in the current location. The existing two-story addition located on the southeast portion of the site will remain. The students will be transported to a temporary swing campus during construction.

The new School building will have 36 classrooms and a gross building square footage of approximately 71,862 contained within one (1) two-story building with a north and south wing, with the wings connected on the second story. Level 1 of the building will be approximately 38,927 square feet and level 2 of the building will be approximately 32,935 square feet. The north wing is in a more central location on the site, setback 121' from the north property line along Ridgedale Avenue. The south wing is along Cloverdale Avenue, setback 21' from the south property line. The building will be a maximum height of 36'-8". The building is designed with CMU walls, EIFS, corrugated metal panels and metal shade canopies. The building elevations are a combination of corrugated metal roofs and flat roofs with parapets.

The School will have a new on-site parking lot, with driveways off Cloverdale Avenue and Ridgedale Avenue. The driveway on Cloverdale Avenue will be entrance only, with a throat depth of 23'-5 5/8" where 25'-0" is required, and an approach distance of approximately 53'-6" where 150'-0" is required. The driveway on Ridgedale Avenue will be exit only, has throat depth of 22'-4" and has a departure distance of over 207 feet. *Waivers for approach distance and throat depth are being requested.*

The new School campus will have a total of 54 classrooms, 36 new and 18 existing, and 2,450 square feet of office space. The overall parking required for the School is 64 spaces, including 4 Mobility Impaired spaces.

The new on-site parking lot will have 88 parking spaces, including 4 Mobility Impaired spaces. A new bus drop-off/pick-up lane will be located between the new on-site parking lot and the west side of the new School building.

New landscaping will be installed throughout the project including along Ridgedale Avenue, Ferndale Street, Cloverdale Avenue and a portion of Parkdale Avenue. There will also be a 10' sidewalk constructed along Ridgedale Avenue, Ferndale Street, Cloverdale Avenue and Parkdale Avenue. For School security, trees will not be planted within 20' of the building nor within the interior portion of parking lot area. The new playground will consist of a new Kindergarten play area under a new shade structure and a new Primary play area with synthetic turf under a new shade structure, new basketball courts, tetherball areas, and foursquare areas.

*Additionally, floor plans will not be disclosed for School security reasons. Please refer to NRS 393.045.*

The District believes the design and construction of the School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at [Marshp1@nv.ccsd.net](mailto:Marshp1@nv.ccsd.net).

Sincerely,



Paulette Marshall, Coordinator II  
Real Property Management  
Clark County School District

Cc: Brian Henley, KGA  
Clemente Citoria, Punch Architecture  
Johny Corona, CCSD Project Manager  
File

09/06/23 BCC AGENDA SHEET

HOTEL EXPANSION  
(TITLE 30)

NELLIS BLVD/LAS VEGAS BLVD N

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-23-0413-KINDRED LAKES HOSPITALITY, LLC:**

**DESIGN REVIEWS** for the following: 1) expansion to an existing hotel; and 2) finished grade on 2.3 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone.

Generally located on the east side of Nellis Boulevard, 150 feet northwest of Las Vegas Boulevard North within Sunrise Manor. MK/rk/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
140-04-301-024

**DESIGN REVIEWS:**

1. An expansion to an existing hotel.
2. Increase finished grade to 42 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 2% increase).

**LAND USE PLAN:**  
SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4288 Nellis Boulevard
- Site Acreage: 2.3
- Project Type: Hotel expansion
- Number of Additional Rooms: 40
- Number of Stories: 3
- Building Height (feet): Up to 44 (proposed & existing)
- Square Feet: 24,420 (proposed); 33,890 (existing); 58,310 (total)
- Parking Required/Provided: 99/99

**Site Plan**

The request is for an expansion to an existing hotel (La Quinta Inn & Suites) located near the corner of Nellis Boulevard and Las Vegas Boulevard North. The proposed addition will be connected to the existing hotel and will be located along the northeast elevation of the existing

building, which is the rear of the building. Additional parking stalls are provided around the new wing of the hotel on the northeast portion of the site. The site requires 99 parking spaces, where 99 parking spaces will be provided. Existing parking is also shown at the southwest portion of the property. Access to the site is shown from a main driveway on Nellis Boulevard.

#### Landscaping

All existing street and interior landscaping will not be modified or changed. For the scope of this request, the plans depict perimeter landscaping along the property lines 5 feet in width. The planters consist of shrubs and groundcover adjacent to C-2 and M-D zoned parcels. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the new building footprint. The landscape materials include trees, shrubs, and groundcover.

#### Elevations

The hotel addition is 3 stories with a maximum height of 44 feet. The addition will range in height from 35 feet to 44 feet at its highest point. The proposed addition has unified and consist of modern architecture with multiple surface planes and building heights. The materials include textured stucco with horizontal and vertical reveals, metal canopies, faux wood accents, and sloped rooflines.

#### Floor Plans

The existing hotel has 59 rooms. The floor plans for the addition depict 40 rooms with each of the rooms having a bathroom, seating area, and bed(s). Other amenities within the hotel building are as follows: lobby, office, fitness room, meeting rooms, laundry room, and storage.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates this area has a distinct need for additional hotel space to support many of the businesses, both private and public. The intended use of this hotel expansion is to augment both the number of and type of hotel offerings in the area, while the aesthetics and site planning of the hotel is designed to have minimal impact on any adjacent properties. If any impact, this will positively provide additional patrons for the quick service and fast-food restaurants in the surrounding area.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1017-07	An addition to an existing hotel – expired	Approved by PC	October 2007
ZC-1857-96	Reclassified this site to a C-2 zone and permit a non-gaming hotel	Approved by BCC	December 1996

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	M-D	Approved distribution warehouse complex
South	Corridor Mixed-Use	C-2	Undeveloped
East	Corridor Mixed-Use	H-2	Commercial building
West	Urban Neighborhood (greater than 18 du/ac)	R-4	Apartment complex

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

###### Design Review #1

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as textured stucco with horizontal and vertical reveals, metal canopies, faux wood accents, and sloped rooflines to match the existing building. Additionally, the development is compatible with adjoining development in density and intensity, and provides appropriate buffers and setbacks, as encouraged by the Master Plan. Therefore, staff supports this request.

##### Public Works - Development Review

###### 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

- Applicant is advised that the installation and use of cooling systems that consumptively use water may be prohibited the County; 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.
- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0344-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MICHAEL MACGREGOR**

**CONTACT: MICHAEL MACGREGOR, 6726 INVERNESS LANE, DALLAS, TX 75214**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-23-0413</u> DATE FILED: <u>7-6-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Summer Mendor</u> TAB/CAC DATE: <u>8-10-23</u> PC MEETING DATE: <u>9-5-23</u> C-2 (AE45/AH-20) BCC MEETING DATE: <u>-</u> <u>Corr-der 01-10-23</u> FEE: <u>\$675.00</u> <u>MK</u> <u>08.197-07</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Alvin Liu, Kindred Lakes Hospitality LLC</u> ADDRESS: <u>4288 N. Nellis Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-498-7423</u> CELL: _____ E-MAIL: <u>alvin@kindredlakeshospitality.com</u>
	<b>APPLICANT</b>  NAME: <u>Mike MacGregor, Architect</u> ADDRESS: <u>211 N. Ervay, Ste 610</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75201</u> TELEPHONE: <u>914.302.8864</u> CELL: _____ E-MAIL: <u>mike@modusarchitecture.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Brian Nelson</u> ADDRESS: <u>4040 N. Central Expy. Suite 720</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u> TELEPHONE: <u>913.634.3885</u> CELL: _____ E-MAIL: <u>brian@modusarchitecture.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-04-301-024

PROPERTY ADDRESS and/or CROSS STREETS: 4288 N. Nellis Blvd

PROJECT DESCRIPTION: 3-Story Wood Framed Hotel Expansion (40 rooms) to an existing 59 Room 3-story wood framed hotel.

(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.

 \_\_\_\_\_      Alvin Liu \_\_\_\_\_  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 24<sup>th</sup> day of February, 2023 (DATE)  
 By Alvin Houho Liu

NOTARY PUBLIC: Briana Caballero



NOTE: Complete declaration of authority (or equivalent) power of attorney, or other documentation is required for applications submitted by owners who are a corporation, partnership, trust, or other legal entity. A representative capacity.

Kindred Lakes Hospitality LLC

4288 N. Nellis Blvd  
Las Vegas, NV 89115  
702-498-7423

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, NV 89115-1741  
702-455-4314

May 02, 2023.

1

DR - 23-0413

To whom it may concern,

Having owned and operated the La Quinta Inn & Suites on the same property for many years, I have seen the North Las Vegas market grow to become a robust and diverse submarket. I have, firsthand, seen the distinct need for additional hoteling space to support many of the businesses, both private and public.

The intended use of this hotel expansion is to augment both the number of and type of hotel offerings in the area, while the aesthetics and site planning of the hotel is designed to have minimal impact on any adjacent properties. If any impact, this will positively provide additional patrons for the quick service and fast-food restaurants in the surrounding catchment area. The expansion will be 3-Stories to match the adjacent existing hotel, approximately 44' in height and will comprise of an additional 40 guestrooms. The exterior façade of the expansion will match the façade of the existing hotel consisting of stucco and porcelain tile materials.

Due to the proposed hotel expansion needing to be the same finished floor elevation as the existing hotel to meet flood control criteria, we request a Design Review for Excess Fill to increase the existing grade 42-inches.

In addition to the hotel expansion, we plan to undertake some interior renovation work to the existing La Quinta Inn & Suites to enhance the overall hotel's amenity offerings. Our intent is to obtain a building permit by October 2023 and complete construction late 2024 or early 2025. I appreciate your consideration for this exciting new project.

Warm Regards,

*Alvin Liu*

Alvin Liu  
Kindred Lakes Hospitality, LLC

09/06/23 BCC AGENDA SHEET

LANDSCAPING  
(TITLE 30)

LAMB BLVD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-23-400103 (ZC-0008-98)-FEDEX FREIGHT, INC.:**

**WAIVER OF CONDITIONS** of a zone change requiring a B-2 landscaping buffer along Lamb Boulevard across from existing M-D and M-1 zoned property in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) and an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

140-05-101-009; 140-05-201-003 ptn

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4610 N. Lamb Boulevard
- Site Acreage: 19.7 (overall)/7.7 (southern parking lot parcel)
- Project Type: Parking lot
- Square Footage: 36,523 (freight terminal)
- Parking Required/Provided: 68/154

**Plans, History, & Request**

The subject site was rezoned several times over the course of multiple years. The southern parcel APN 140-05-201-003 was the subject of ZC-1590-97, which rezoned the area from the R-E zone to the M-D zone for an office/warehouse complex, in October of 1997. The same area between Lone Mountain Road and Craig Road and Lamb Boulevard and Puebla Street (alignment) was again the subject of another rezone, ZC-0008-98, in March of 1998. This rezone changed the zoning of the parcel from M-D zoning to M-1 zoning, except for a 300 foot M-D zoning buffer along the western edge of the property. This zone change created the split zoning of the southern portion of the site and was requested to allow a larger 710,000 square foot industrial complex to the east of the subject site. The northern portion of the site was rezoned in June of 2000 through ZC-0766-00, which changed the zoning to the M-1 zone for a freight terminal.

The subject of this waiver of conditions is ZC-0008-98, which created the zoning for the southern portion of the site. The conditions of the zone change required a B-2 landscaping buffer along Lamb Boulevard across from manufacturing zoned properties. The applicant is now requesting to construct a truck parking lot along with an expansion to the existing employee parking lot on the northern parcel APN 140-05-101-009. This request currently requires that a 15 foot landscaping strip be provided behind a 5 foot detached sidewalk due to existing Nevada Department of Transportation (NDOT) right-of-way. Along Lamb Boulevard, the applicant will be providing a 5 foot detached sidewalk and a 10 foot landscaping strip along the interior side of the sidewalk along the entire length of the subject site's frontage with Lamb Boulevard. No street trees are provided in the landscape strip directly along Lamb Boulevard due to underground utilities and the NDOT right-of-way. As a result, all trees are provided along the interior landscape strip every 10 feet on center. A total of 39 trees are provided along Lamb Boulevard with Mexican Ebony (*Havardia Mexicana*), Golden Rain (*Koeleria paniculata*), and Chinese Pistache (*Pistacia chinensis*) trees being provided amongst the existing trees on-site. A variety of shrub species are provided in the landscape strip along Lamb Boulevard and in the areas between the provided trees.

A waiver of conditions is ultimately needed, as a B-2 landscaping buffer in the industrial zones requires a 20 foot landscaping buffer, with 3 large trees for every 100 feet with a 4 foot wall permitted along the street and groundcover to be mulch or rocks. While a significant amount of landscaping is provided, it does not meet the requirements of B-2 landscaping, so this waiver is needed to complete the request for the new truck parking lot being proposed.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0008-98:

Subject to a reduction to M-D zoning for a 300 foot deep buffer running along the east of the project parallel to Marion Drive (Note: this is in addition to 300 foot M-D buffer along Lamb and Craig as petitioned by the applicant); B-1 landscaping buffer along Marion Drive and Craig Road across from residentially zoned property; B-2 landscaping buffer along the remainder of Craig Road and Lamb Boulevard across from M-D and M-1 zoned property and along both sides of the north-south right-of-way to be dedicated through the center of the project; consistent architectural theme throughout the project; design review for future development; right-of-way dedication of 30 feet for Lone Mountain and 60 feet for a north-south through alignment connecting Craig Road and Lone Mountain at a minimum of 1,200 feet east of Lamb Boulevard; applicant to vacate Marion Drive prior to permits and have written notarized consent if any parcels are landlocked; drainage and traffic studies and compliance; full off-sites with commercial curb return driveways on Craig Road, Lamb Boulevard, and Marion Drive; improvements on Craig Road and Lamb Boulevard are subject to Nevada Department of Transportation approval; and sign deed restriction if NDOT does not require full off-sites.

#### Applicant's Justification

The applicant states that the amount of landscaping being proposed and provided along the Lamb Boulevard frontage currently exceeds what current Title 30 regulations require and is consistent with the intent of the B-2 landscaping buffer. The provided landscaping is either similar or exceeds what is provided in the area and that a full B-2 landscaping buffer would be excessive.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0766-00**	Reclassified the site from R-E to M-1 zoning for a freight terminal	Approved by BCC	June 2000
ZC-0008-98*	Reclassified the site from R-E and M-D to M-1 zoning for a 710,000 square foot industrial complex	Approved by BCC	March 1998
ZC-1590-97*	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	October 1997

\*Specific to APN 140-05-201-003

\*\*Specific to APN 140-05-101-009

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Distribution center
South	Business Employment	M-D & M-1	Office/warehouse
East	Business Employment	M-1	Office/warehouse & outside storage
West	City of North Las Vegas	M-2	Office/warehouse, retail, & outside storage

### Related Applications

Application Number	Request
WS-23-0390	A waiver for a parking lot in conjunction with an existing freight terminal with increased finished grade and waivers for landscaping and geometrics 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

Staff finds that the intent of the B-2 landscaping buffer along Lamb Boulevard is to not only provide shade along the sidewalk, but also create an attractive buffer between the street and the industrial uses on the site and to assure proper siting of buildings. Based on what has been presented on the proposed landscape plan, staff finds that the landscaping being provided is sufficient and meets the intent of Title 30 landscaping regulations. The landscaping being provided also exceeds the number of trees required by the B-2 landscaping regulations, with 39 trees being provided while 23 trees would be required under the B-2 landscaping buffer. Ultimately, staff finds that the provided landscaping provides a significant number of trees and landscaping that should provide the needed shading along the sidewalk and sets the proposed parking lot back accordingly with the provided trees acting as a sufficient buffer from the right-of-way. Due to the lack of provided parking lot landscaping on the site; however, staff finds that the additional landscaping imposed by the B-2 landscaping condition could be beneficial at this

site and can only support this waiver if additional parking lot landscaping is provided. For these reasons, staff cannot support this request.

**Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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.

**Public Works - Development Review**

If approved:

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LEIF VAN ACKER

**CONTACT:** LEIF VAN ACKER, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD  
SOUTH, LAS VEGAS, NV 89119











09/06/23 BCC AGENDA SHEET

PARKING LOT  
(TITLE 30)

LAMB BLVD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0390-FEDEX FREIGHT, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) driveway geometrics.

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) a parking lot in conjunction with an existing freight terminal on a portion of 19.7 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Lamb Boulevard, 773 feet north of Craig Road within Sunrise Manor. MK/hw/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-05-101-009; 140-05-201-003 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow alternative parking lot landscaping within the employee parking lot where required per Figure 30.64-14.
- b. Eliminate parking lot landscaping within the truck parking lot where required per Figure 30.64-14
- c. Allow alternative street landscaping where required per Figure 30.64-17.
2. Reduce throat depth to 18 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 88% reduction).

**DESIGN REVIEWS:**

1. Increase finished grade to 74 inches (6.2 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 106% increase).
2. Parking lot in conjunction with an existing freight terminal.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4610 N. Lamb Boulevard
- Site Acreage: 19.7 (overall site)/7.7 (southern/parking lot parcel)

- Project Type: Parking lot
- Square Footage: 36,523 (freight terminal)
- Parking Required/Provided: 68/154

### Site Plan

The plan depicts an existing freight terminal facility and a proposed parking lot spread across 2 parcels to the east of Lamb Boulevard, approximately 773 feet north of Craig Road. The northern parcel APN 140-05-101-009 is currently developed, with a 27,258 square foot freight terminal building located in the west-central portion of the site and an existing 10,265 square foot shop building located in the north-central portion of the site. There is currently an existing employee parking lot located to the west of the freight terminal building with the remainder of the site serving as parking lot for trucks, vans, and pup trailers. The entire northern portion of the site is enclosed with an existing 8 foot chain-link fence with the exception of an existing 10 foot CMU block wall with gates running along the front the freight terminal building. The southern parcel APN 140-05-201-003 is currently undeveloped. Access to the overall site is provided by a commercial driveway in the northwest corner of the site, which accesses Lamb Boulevard.

The applicant is proposing to develop the southern parcel of the subject site with an expansion to the existing employee parking lot and an approximately 6.4 acre parking lot expansion. This addition would also include modifications to the existing parking area in the northern parcel. The plans show that a 60 space automobile parking area for employees is proposed along the western portion of the southern parcel adjacent to Lamb Boulevard. The parking area will be separated from Lamb Boulevard by a 15-foot landscape area that will include a 5 foot detached sidewalk and a 6 foot tall chain-link fence. Access to the proposed parking area will be provided via a 30 foot wide driveway that connects to the existing parking lot. The plans show that a total of 5 current parking spaces will be removed to construct this connecting drive aisle. An additional 19 parking spaces will also be removed near the entrance driveway to correct existing issues related to the throat depth of the access driveway. In addition, due to the expansion of the employee parking lot, 3 additional ADA parking stalls are being provided by removing 5 existing employee parking spaces. After the removed employee parking stalls are considered, a total of 154 parking stalls are provided where 68 parking stalls are required. A 5 foot wide sidewalk extending the entire eastern side of the proposed parking lot extension and connecting with the existing sidewalk that runs along the front of the existing freight terminal building is provided.

The remaining proposed improvements on the site revolve around the construction of a 6.4 acre parking lot for trucks, vans, and pup trailers, and reconfiguration of the existing parking on the northern parcel. The new proposed parking lot is proposed to occur in the eastern 1,784 feet of the southern parcel of the site. The parking lot will be paved with a small portion on the east and southern ends dedicated to drainage areas. The new parking lot area will be screened by a 6 foot high chain-link fence with fabric screen on the western side and the remainder of the site will be enclosed by a 6 foot tall chain-link fence on the south and east sides. There are 25 pup trailer parking spaces proposed on the western side of the lot, 67 proposed pup parking spaces on the southern portion of the lot, 26 van spaces on the eastern side, and 35 truck relay spaces in the center of the lot. The spaces will be accessed by 85.9 foot wide to 116.7 foot wide drive aisles and will access the parcel to the north with an 88 foot wide drive aisles. The existing parking lot on the northern parcel will stay essentially the same except 8 pup trailer parking spaces will be

removed to provide access to the new parking area. In the northwestern portion of the existing lot, 38 pup parking spaces and 6 truck relay spaces will be removed for 30 new trailer parking stalls, while in the eastern portion of the existing lot, 48 pup trailer parking spaces will be removed for 34 van parking spaces.

The provided cross sections show that a 6.2 foot increase in finished grade is required within the newly proposed parking lot area, particularly within the southwest portion of the southern portion of the site.

#### Landscaping

The plans show that both street landscaping and a portion of the parking lot landscaping on-site will be affected by the proposed improvement on the site. Along Lamb Boulevard, the applicant will be providing a 5 foot detached sidewalk and a 10 foot landscaping strip along the interior side of the sidewalk along the entire length of the subject site's frontage with Lamb Boulevard. No street trees are provided in the landscape strip directly along Lamb Boulevard due to underground utilities and the Nevada Department of Transportation (NDOT) right-of-way. As a result, all trees are provided along the interior landscape strip every 10 feet on center. A total of 39 trees are provided along Lamb Boulevard with Mexican Ebony (*Howardia Mexicana*), Golden Rain (*Koelreuteria paniculata*), and Chinese Pistache (*Pistacia chinensis*) trees being provided amongst the existing trees on-site. A variety of shrub species are provided in the landscape strip along Lamb Boulevard and in the areas between the provided trees. Since, 15 feet of landscaping would be required behind the detached sidewalk due to the NDOT right-of-way, a waiver of development standards is required.

In the existing employee parking lot area, no changes are being made. This area contains a central landscaping strip with terminating landscaping islands and a bisecting landscape island. Terminating landscape strips are provided at the ends of the parking row along the front of the existing building. The parking row adjacent to Lamb Boulevard contains the provided street landscaping and has terminating landscape islands with a bisecting landscape island. The existing parking lot landscape primarily consists of Honey Locust (*Gleditsia tricanthos*) trees with a variety of shrubs. In the proposed parking lot, terminating landscape islands are provided along the northern end of the parking row, but not on the southern end. Two landscaping finger islands are provided in each row of parking to provide landscaping approximately every 11 to 13 spaces.

Along the northern border, an existing 15 foot landscape buffer with Honey Locust trees every 30 feet is provided in the employee parking area. This landscape buffer reduces to 10 feet within the existing truck parking area the rest of the length of the northern property line and contains Mondell Pine (*Pinus eldarica*) trees approximately every 60 feet. No other landscaping is provided along the perimeter of the property or within the existing or proposed truck parking lot. The reduced amount of landscaping in both the employee and truck parking lots requires a waiver of development standards.

#### Applicant's Justification

The applicant states that the proposed parking lot and revisions to the existing parking lot area is to serve the activity of the existing development on the site. They indicate the proposed parking

lot will provide an additional 53 automobile parking spaces, 92 pup stalls, 30 truck stalls, and 60 van stalls. The applicant also states the proposed parking lot will not be used for outside storage and vehicles will be constantly moving in and out. They state the proposed parking lot will be fully paved and landscaping along Lamb Boulevard exceeds the number of trees required. They further state that no landscaping is provided in the truck parking lot area due to the operational difficulty that trees and landscape islands can provide in such an area. Finally, due to the amount of traffic to the site they do not see any significant conflicts as a result of the reduction in throat depth.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0766-00**	Reclassified the site from R-E to M-1 zoning for a freight terminal	Approved by BCC	June 2000
ZC-0008-98*	Reclassified the site from R-E and M-D to M-1 zoning for a 710,000 square foot industrial complex	Approved by BCC	March 1998
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#### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Distribution center
South	Business Employment	M-D & M-1	Office/warehouse
East	Business Employment	M-1	Office/warehouse & outside storage
West	City of North Las Vegas	M-2	Office/warehouse, retail, & outside storage

#### Related Applications

Application Number	Request
WC-23-400103 (ZC-0008-98)	A waiver to the conditions of a zone change requiring B-2 landscaping along Lamb Boulevard 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 #1a & #1b

Overall, staff finds that landscaping, particularly that which is provided within parking lots, serve an important purpose in visually softening large, paved area, but also serve to reduce the radiant heat that occurs within paved areas. With that said, staff has found in similar truck yards and parking lots that the presence of these landscape islands and trees can present an operational obstacle and hazard, with these islands being lost due to trucks running over the landscaping islands due to the tight turns that are usually required within these types of parking lots. Staff finds that an almost 6.5 acre addition of pavement is a significant amount of pavement without some additional landscaping provided to prevent the heat island effect. In addition, the employee parking addition is also being constructed on raw land and should meet the requirements of Figure 30.64-14. As a result, while staff appreciates that amount of landscaping provided along Lamb Boulevard, staff finds the failure to provide parking lot landscaping per Figure 30.64-14 within the employee parking lot expansion is a self-imposed burden and that an alternative should be provided to mitigate the amount of paving being proposed. For these reasons, staff cannot support this request.

#### Waiver of Development Standards #1c

Staff usually finds that the purpose of street landscaping is to not only provide shade along the sidewalk, but also to create an attractive buffer between the street and the right-of-way and to assure proper siting of buildings and fences/walls. Based on the landscape plans, the number of trees being provided exceeds what is required by Title 30, as 39 large, 24 inch box trees are being provided where 20 large trees are required. In addition, due to the NDOT right-of-way and not being able to provide the 2 rows of trees per Figure 30.64-17, the trees along Lamb Boulevard have been spaced every 10 feet on center. Staff finds that the amount of landscaping provided is significantly more than what is required and provided in the surrounding area. Staff also finds that the landscaping provided should meet the intent of Title 30, which is to shade the sidewalk and screen on-site uses from the right-of-way, as the size and spread of the provided trees appears to meet those goals. For these reasons, staff could support this waiver of developments; however, since staff cannot support waiver of development standards #1a, staff cannot support this request.

#### Design Review #2

Overall, staff finds that the proposed parking lots are appropriate given the surrounding industrial areas and will support on-going industrial activities. In addition, staff finds that the siting of the parking lots are well intentioned to allow for adequate screening of the truck parking lot from the Lamb Boulevard right-of-way. In addition, staff finds that the street landscaping is attractive and well provided and sufficient parking for both employees and associated equipment. With that said, staff finds that the amount of paving being proposed is significant and necessary mitigation measures are needed in an area that is already considered heat vulnerable. Given that that these mitigation measures are not present, the employee parking area is not designed to Code even though the site is raw land, and staff is not supporting the waivers of development standards, staff cannot support this request.

## **Public Works - Development Review**

### Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for the existing Lamb Boulevard commercial driveway. The applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

### Design Review #1

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 recommending denial of the application, staff cannot support this design review.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- No outside storage of vehicles permitted within the M-D zoned portion of APN 140-05-201-003;
- Provide landscaping along the eastern, southern, and western edges of the southern truck parking area per Figure 30.64-11;
- 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.



- 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LEIF VAN ACKER**

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