



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 31, 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
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

BOARD OF COUNTY COMMISSIONERS

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

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

- III. Approval of Minutes for August 10, 2023. (For possible action)
- IV. Approval of the Agenda for August 31, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: none

VI. Planning and Zoning

09/05/23 PC

- 1. **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 & AE-75) Zone and an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/bb/syp (For possible action)**09/05/23 PC**

09/19/23 PC

- 2. **DR-23-0473-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for an animated wall sign in conjunction with an existing elementary school on 8.4 acres in a P-F (Public Facility) Zone. Generally located on the west side of Christy Lane and the north side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action) **09/19/23 PC**
- 3. **PA-23-700021-JSL ARIZONA, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 5.2 acres. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor. MK/gc (For possible action) **09/19/23 PC**
- 4. **ZC-23-0450-JSL ARIZONA, LLC:**
ZONE CHANGE to reclassify 5.2 acres from a C-2 (General Commercial) (AE-65) Zone to an M-D (AE-65) Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade. Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor (description on file). MK/al/ja (For possible action) **09/19/23 PC**
- 5. **PA-23-700022-RMR GOWAN, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres. Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action) **09/19/23 PC**
- 6. **ZC-23-0477-RMR GOWAN, LLC:**
ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; **2)** eliminate landscaping; and **3)** eliminate trash enclosure.
DESIGN REVIEW for outside contractor storage yards. Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action) **09/19/23 PC**

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

7. **UC-23-0456-BELLO STEPHEN MICHAEL:**
USE PERMITS for the following: **1)** allow recreational vehicle repair (conversions) as a principal use; and **2)** reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action) **09/19/23 PC**
8. **WS-23-0458-BURDETT-RUIZ JULIA JEANNE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action) **09/19/23 PC**

09/20/23 BCC

9. **WC-23-400113 (ZC-1946-98)-CORNERSTONE LAND, LLC:**
WAIVER OF CONDITIONS for a zone change for a warehouse requiring B-2 landscaping along the street frontage and A-1 landscaping along the west property line in conjunction with an existing warehouse on 4.7 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor (description on file). TS/jud/ja (For possible action) **09/19/23 PC**
10. **WS-23-0464-CORNERSTONE LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in a M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor. TS/jud/ja (For possible action) **09/19/23 PC**

VII. General Business: Review the previous fiscal year budget request(s) and take public input regarding suggestion for the next budget request(s). (For possible action)

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: September 14, 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

August 10, 2023

MINUTES

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

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: Will Covington

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 27, 2023 Minutes

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

IV. Approval of Agenda for August 10, 2023

Moved by: Mr. Barbeau
Action: Approved with item #5 being held
Vote: 5-0/Unanimous

V. Informational Items: None

VI. Planning & 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
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

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**
Moved by: Ms. Jordan
Action: Approved
Vote: 5-0/unanimous

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**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

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**
Moved by: Mr. Thomas
Action: Approved with staff conditions
Vote: 5-0/unanimous

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**

HOLD PER APPLICANTS REQUEST

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**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous

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**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/unanimous

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**
Moved by: Mr. Thomas
Action: Approved
Vote: 5-0/unanimous

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**
Moved by: Mr. Thomas
Action: Approved recommendation to mitigate heat island
Vote: 5-0/unanimous

VII. General Business:None

VIII. Public Comment: A neighbor was asking for information and who to contact regarding a water Problem. Another neighbor mentioned that Northbound on Nellis Blvd. & Alta there are a lot of accidents.

IX. Next Meeting Date: The next regular meeting will be August 31, 2023

X. Adjournment

The meeting was adjourned at 7:52 pm

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 & AE-75) Zone and an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.

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. The western portion of 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

Application Number	Request	Action	Date
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

	Planned Land Use Category	Zoning District	Existing Land Use
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 commence and 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; 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

- 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: LV ACCESS LLC, 2222 BONANZA ROAD, LAS VEGAS, NV 89106

09/19/23 PC AGENDA SHEET

WALL SIGN
(TITLE 30)

CHRISTY LN/STEWART AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0473-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for an animated wall sign in conjunction with an existing elementary school on 8.4 acres in a P-F (Public Facility) Zone.

Generally located on the west side of Christy Lane and the north side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:
140-33-201-004

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

BACKGROUND:
Project Description
General Summary

- Site Address: 425 Christy Lane
- Site Acreage: 8.4
- Project Type: Animated wall sign
- Animated wall sign Square Feet: 36.5

Site Plan

The plan depicts an existing elementary school (Richard J. Rundle) that is located on the eastern portion of the site. Access to the site is from Christy Lane, Copper Road, and Riata Way. The proposed animated wall sign is located on the eastern portion of the building near the entrance, facing Copper Road. There are single family residences located across Christy Lane, approximately 155 feet to the east of the proposed sign.

Landscaping

There are no proposed changes to the existing street or site landscaping.

Signage

The proposed 36.5 square foot animated wall sign is located on the north facing wall on the parapet of the building, facing the parking area and Copper Road. The sign is located over 9 feet

above grade and will be animated with minimum 2.5 second message displays followed by a break in message.

Applicant’s Justification

The applicant indicates that the new signage will be used to identify the school and convey school related information to parents during daytime hours, 6:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0177-08	Vacated a portion of Copper Road	Approved by PC	April 2008
DR-0958-02	Addition to school	Approved by BCC	August 2002
ZC-182-90, UC-198-90 & VC-482-90	Reclassified to P-F zone for an elementary school with use permit and variance for street landscaping	Approved by BCC	August 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Elementary school
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential (manufactured home park)
East & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	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

Signage is consistent with signage provided at other public schools in the County. The sign is not directly facing residential development and staff supports the applicants limited use hours by providing animation during daytime hours and a static message overnight. With a condition to limit the animated portion of the signage to daytime hours, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Animation to be operated during daytime hours only.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT - FACILITIES SERVICES

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

PLAN AMENDMENT
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700021-JSL ARIZONA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) on 5.2 acres.

Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:
140-05-703-004

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 4365 N. Nellis Boulevard
- Site Acreage: 5.2

Applicant's Justification

The applicant states the request is appropriate since the surrounding area has been transitioning from residential and commercial uses to industrial uses. The closure of Wal-Mart on the property to the east and associated rezoning of the property to M-D demonstrates the difficulty commercial businesses are having in the area and the move towards industrial uses. The site's location near 2 major arterial streets (Nellis Boulevard & Craig Road) makes the site ideal for Business Employment (BE) uses. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-15-0521	Reduce the separation of a gas station from a residential use - expired	Approved by PC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Convenience store with gas pumps, motel, & tavern
South	Urban Neighborhood	R-4	Multiple family residential
East	Corridor Mixed-Use	M-D	Vacant commercial building & restaurant with drive-thru
West	Urban Neighborhood	RUD	Single family residential

Related Applications

Application Number	Request
ZC-23-0450	A zone change from C-2 to M-D zoning with a waiver and design reviews is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Corridor Mixed-Use (CM) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the Business Employment (BE) land use designation appropriate for this location. The area has seen a transition from commercial uses to industrial uses. A large area (approximately 20 acres) was recently rezoned from C-2 to M-D zoning (Nzc-22-0592) on the abutting parcels to the east. A number of C-2 zoned properties in the area, including the subject site and a parcel 700 feet to the south, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. The BE designation would also be compatible with Nellis Air Force Base considering the proximity of the site to the base. A drainage channel and power line corridor separate the site from the commercial properties to the north, and with proper design considerations and buffering, BE can be appropriate adjacent to the RUD zoned development to the west and the R-4 zoned development to the south. The request complies with Policy SM-1.3 of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment, and Policy SM-5.1 which encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

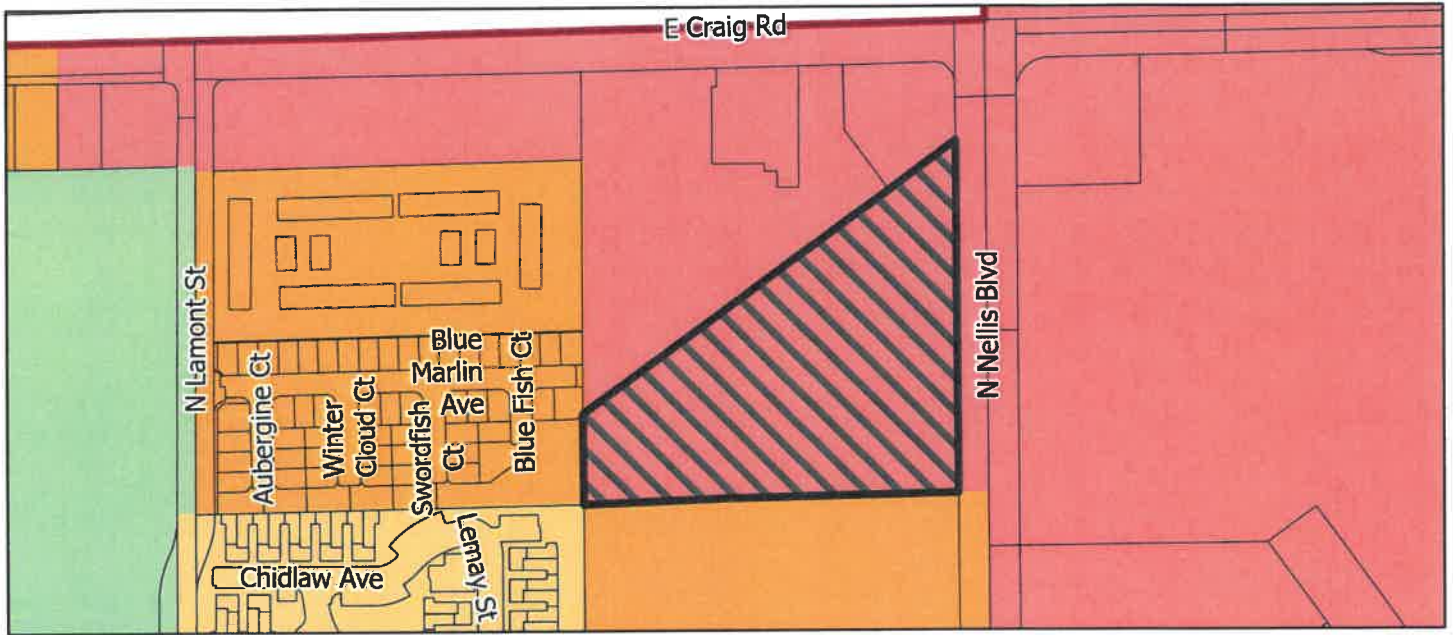
APPROVALS:

PROTEST:

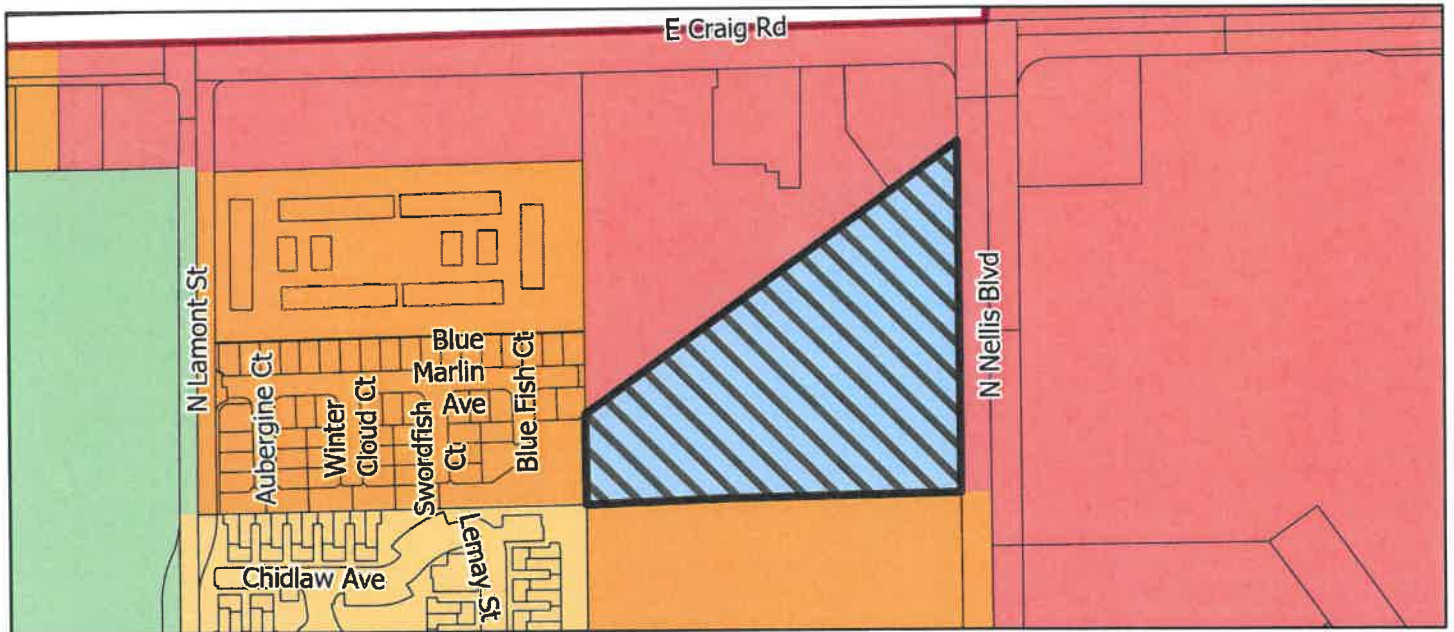
APPLICANT: LAPOUR MANAGEMENT GROUP

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

Planned Land Use Amendment PA-23-700021



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

DRAFT
Sunrise Manor
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



09/19/23 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0450-JSL ARIZONA, LLC:

ZONE CHANGE to reclassify 5.2 acres from a C-2 (General Commercial) (AE-65) Zone to an M-D (AE-65) Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade.

Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor (description on file). MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

140-05-703-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce driveway throat depth to 20 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).

DESIGN REVIEWS:

1. An office/warehouse facility.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

PROPOSED LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4365 N. Nellis Boulevard
- Site Acreage: 5.2
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 54,130
- Parking Required/Provided: 83/99

Site Plan

The site is a triangular shaped parcel with access from Nellis Boulevard. Access will be provided by 2 proposed driveways located on the northeastern and southeastern portions of the property. Both driveways have a 20 foot throat depth. There is an existing drainage channel that starts at the southwest corner of the property and extends to the northeast corner of the site. A majority of the channel is along the property line, with a portion located on the southwest portion of the site. The building is located in the central portion of the site. The plan depicts a loading dock on the west side of the building facing the drainage channel, and an approximately 5,000 square foot future outside storage area to the rear of the building in the southwestern portion of the site. Parking for the facility is located to the north and east of the building and along the drainage channel.

Landscaping

There is an existing attached sidewalk along Nellis Boulevard which will remain. The plan depicts a minimum 15 foot wide landscape area along Nellis Boulevard consisting of trees, shrubs, and groundcover. The plans show a 20 foot wide landscape area along the southern boundary of the site consisting of 2 off-set rows of large Evergreen trees. Additional landscape areas consisting of trees, shrubs, and groundcover are depicted along the drainage channel and within the parking areas.

Elevations

The building is 1 story with a maximum height of 40 feet. The building will be constructed of concrete tilt-up panels that will be painted in earth tone colors. The building has a flat roof behind a parapet wall which varies in height to break up the roofline. The office portion of the building will have a glass and aluminum store front. A loading dock with 9 roll-up doors is located on the west side of the building.

Floor Plans

The building has an area of 54,130 square feet and will be constructed as a shell with the interior to be completed later to accommodate the needs of the future tenant. The plans indicate that the northeastern corner of the building will be the location of future offices for the warehouse facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request is appropriate since the surrounding area has been transitioning from residential and commercial uses to industrial uses. The closure of Walmart on the property to the east and associated rezoning of the property to M-D, demonstrates the difficulty commercial businesses are having in the area and the move towards industrial uses. The site's location near 2 major arterial streets (Nellis Boulevard and Craig Road) makes the site ideal for industrial and manufacturing developments in an M-D zone. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-15-0521	Reduce the separation of a gas station from a residential use - expired	Approved by PC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Convenience store with gas pumps, motel, & tavern
South	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
East	Corridor Mixed-Use	M-D	Commercial building & restaurant with drive-thru
West	Urban Neighborhood (greater than 18 du/ac)	RUD	Single family residential

Related Applications

Application Number	Request
PA-23-700021	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE-23-18102 is an active violation for a vagrant camp on the site. There have been 13 prior complaints for vagrant camps on this site since 2019.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

This request is not in conformance to the Master Plan and the applicant has submitted PA-23-700021 as a companion item with this request to redesignate the site to Business Employment. The plan amendment, if approved, would allow a zone change to an M-D zone, and staff is supporting the plan amendment. There has been a trend in this area to transition to manufacturing and industrial uses. The abutting parcel to the east was reclassified to M-D zone to be redeveloped from a Walmart to a distribution center. Reclassifying this site to M-D zoning for an office/warehouse facility would create a large node for light industrial and manufacturing uses which will improve the tax base and create additional jobs for the area. As an undeveloped parcel this site has had an ongoing problem with vagrant camps. The development of this parcel will help to resolve this issue. Staff finds reclassifying the site to an M-D zone is appropriate for

the area. The proposed development is compatible with other uses in the area, and the proposed development will help to improve the community; therefore, staff can support the zone change.

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 #1

The proposed building is oriented to limit the impact of the loading docks on the abutting residential developments to the south and west. Additionally, landscape areas along the perimeter of the site will help to screen the facility from these residential developments helping to mitigate the impacts of the development. The building is designed with architectural enhancements which will provide an appealing visual appearance. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for both driveways. The applicant worked with staff to remove some parking spaces and added landscaping to mitigate the reduced throat depth.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of the approval date or they 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; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0265-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAPOUR MANAGEMENT GROUP

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

09/19/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

GOWAN RD/LAMONT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-70022-RMR GOWAN, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.7 acres.

Generally located on the southeast corner of Gowan Road and Lamont Street within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:
140-08-701-009

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.7

Applicant's Justification

The applicant states the request for Industrial Employment (IE) is compatible with the surrounding area since the area is predominantly planned for Business Employment (BE) uses and not for residential uses. Furthermore, improvements in the area will allow westerly access to Las Vegas Boulevard North via Gowan Road; therefore, making the site more appropriate for IE uses. Additionally, IE is consistent with the Nellis Air Force Base Environs designated for the area. The proposed amendment will not adversely impact any service providers.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0473-08	Modifications to an approved automobile maintenance facility - expired	Approved by PC	June 2008
ZC-0163-08	Reclassified the site to M-D zoning for an automobile maintenance facility	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Mini-warehouse facility
South	Business Employment	R-E	Manufactured home park
East	Business Employment	C-1	Convenience store
West	Business Employment	R-3	Multiple family residential

Related Applications

Application Number	Request
ZC-23-0477	Zone change to reclassify the site from M-D to M-1 zoning with waivers and a design review is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Business Employment (BE) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment land use designation include manufacturing and heavy industry. Supporting land uses include manager’s office or residence and other supporting uses.

Staff finds the request to redesignate the site to Industrial Employment (IE) to be too intense for, and not compatible with, the surrounding area. IE is the most intense industrial land use category in the Master Plan, and designating the site as such would adversely impact the existing residential uses in the area. The site is immediately adjacent to an existing residential manufactured home park to the south and is abutting an existing R-3 zoned multiple family residential development to the west across Lamont Street. The request to IE does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses, or Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area; therefore, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners’ meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

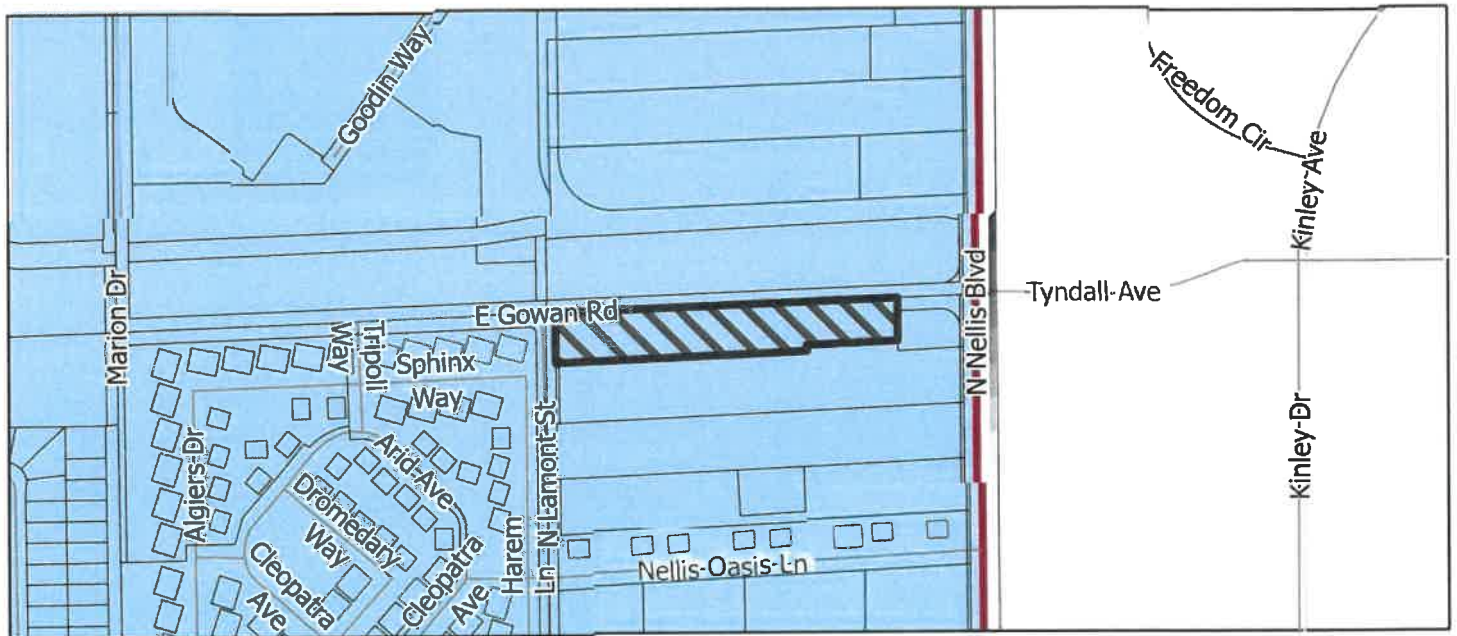
PROTEST:

APPLICANT: RMR GOWAN, LLC

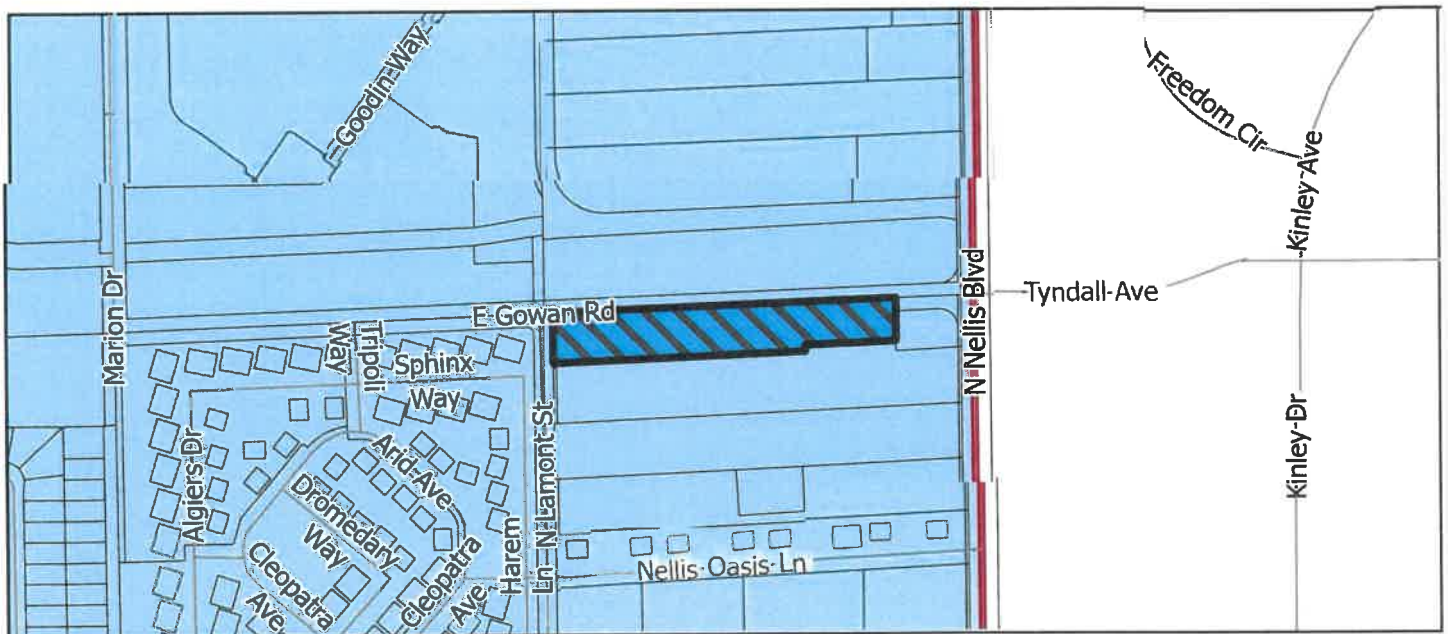
CONTACT: GEORGE GARCIA, G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE,
SUITE 210, HENDERSON, NV 89014

DRAFT

Planned Land Use Amendment PA-23-70022



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

DRAFT
Sunrise Manor
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

OUTSIDE STORAGE YARD
(TITLE 30)

GOWAN RD/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0477-RMR GOWAN, LLC:

ZONE CHANGE to reclassify 3.7 acres from an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone to an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an attached sidewalk; **2)** eliminate landscaping; and **3)** eliminate trash enclosure.

DESIGN REVIEW for outside contractor storage yards.

Generally located on the south side of Gowan Road and the east side of Lamont Street within Sunrise Manor (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-701-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk with reduced street landscaping along Gowan Road and Lamont Street where a detached sidewalk and landscaping is required per Section 30.64.030 and Figure 30.64-17.
2.
 - a. Eliminate landscape buffer adjacent to a less intensive use (manufactured home park) where required per Table 30.64-2 and Figure 30.64-11.
 - b. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Waive trash enclosure requirements where a trash enclosure is required per Section 30.56.120.

PROPOSED LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Outside contractor storage yards
- Parking Required/Provided: 18/26

Site Plan

This application is a zone boundary amendment to reclassify the property from M-D to M-1 zoning. Currently the site is undeveloped with a proposal to have multiple small storage yards with driveways along Gowan Road. A total of 8 outside “contractor” storage yards are depicted on plans. The yards will be between 9,560 square feet to 11,734 square feet. One of the lots will be 27,534 square feet. According to the applicant, these may change over time to meet tenants’ needs. There are 4 commercial entry drives (dual access for 2 side-by-side lots) with remote activated security gates on Gowan Road. The sliding gates are set back 50 feet from Gowan Road and each are 28 feet wide with wrought iron appearance and metal mesh screening. The perimeter wall will be a 10 foot tall decorative block. The subject property shares a common property line with a manufactured home park to the south. All outside area used for parking, maneuvering, and storage will be paved and there are no buildings associated with this use.

Landscaping & Buffering

Since the entire parcel will be used as outside storage, the perimeter of the facility will be screened with a 10 foot high decorative block wall. Along the south property line, there is no landscape buffer proposed which requires the waiver of development standards to eliminate the landscaping adjacent to a less intense use. Street landscaping consists of 6 feet of landscaping behind a proposed attached sidewalk along Gowan Road and Lamont Street.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the zone boundary amendment from M-D to M-1 zoning is compatible with the character and condition of the area. The site is within the Nellis Air Force Base designated area for airport environs. The applicant further states the proposed amendment will not adversely impact any service providers, and the 10 foot high screen wall will assist in buffering the intended use to the surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0473-08	Modifications to an approved automobile maintenance facility - expired	Approved by PC	June 2008
ZC-0163-08	Reclassified the site to M-D zoning for an automobile maintenance facility	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	Mini-warehouse facility
South	Business Employment	R-E	Manufactured home park
East	Business Employment	C-1	Convenience store
West	Business Employment	R-3	Multiple family residential

Related Applications

Application Number	Request
PA-23-700022	A plan amendment to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

There is a concurrent plan amendment application to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE). Staff is concerned about the potential precedent that would be created by reclassifying the zoning and planned land use to a more intense industrial use. This could lead to a conforming zone change to M-2, generally described in Title 30.40.250 as the following: "The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities." The site is immediately adjacent to an existing residential manufactured home park to the south and is abutting an existing R-3 zoned multiple family residential development to the west across Lamont Street. Additionally, the required buffer between the residential use to the south and the proposed use is being waived which does not comply with Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area; therefore, staff cannot support the proposed zone boundary request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Detached sidewalks are a required standard to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day, and would provide an added visual relief for the proposed 10 foot high screen wall; therefore, staff cannot support this request.

Waiver of Development Standards #2a

Outside storage is an intense use adjacent to residential developments to the south and the southwest. In addition, the proposal is for outside storage lots without a building or staff on site. Noise from the yard may occur at any time of the day or night, rather than a typical business.

Landscaping helps to buffer negative impacts from the outside storage; therefore, staff does not support this request.

Waivers of Development Standards #2b and #3

The storage yards are proposed with no internal parking lot landscaping. The requirement to install parking lot landscaping would have an impact on the efficient movement of large trucks and trailers associated with this business. Also based on this use, staff does not have a specific concern on the removal of the trash enclosure requirement. However, staff is unable to support these waivers since the overall design cannot function independent of the zone change, which staff is not supporting.

Design Review

Staff cannot support an outside storage yard which does not propose any landscaping on the site, especially along the street and adjacent to less intense residential uses.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- Storage yard to be open between 6:00 a.m. and 7:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 40 feet for Gowan Road and associated spandrel.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

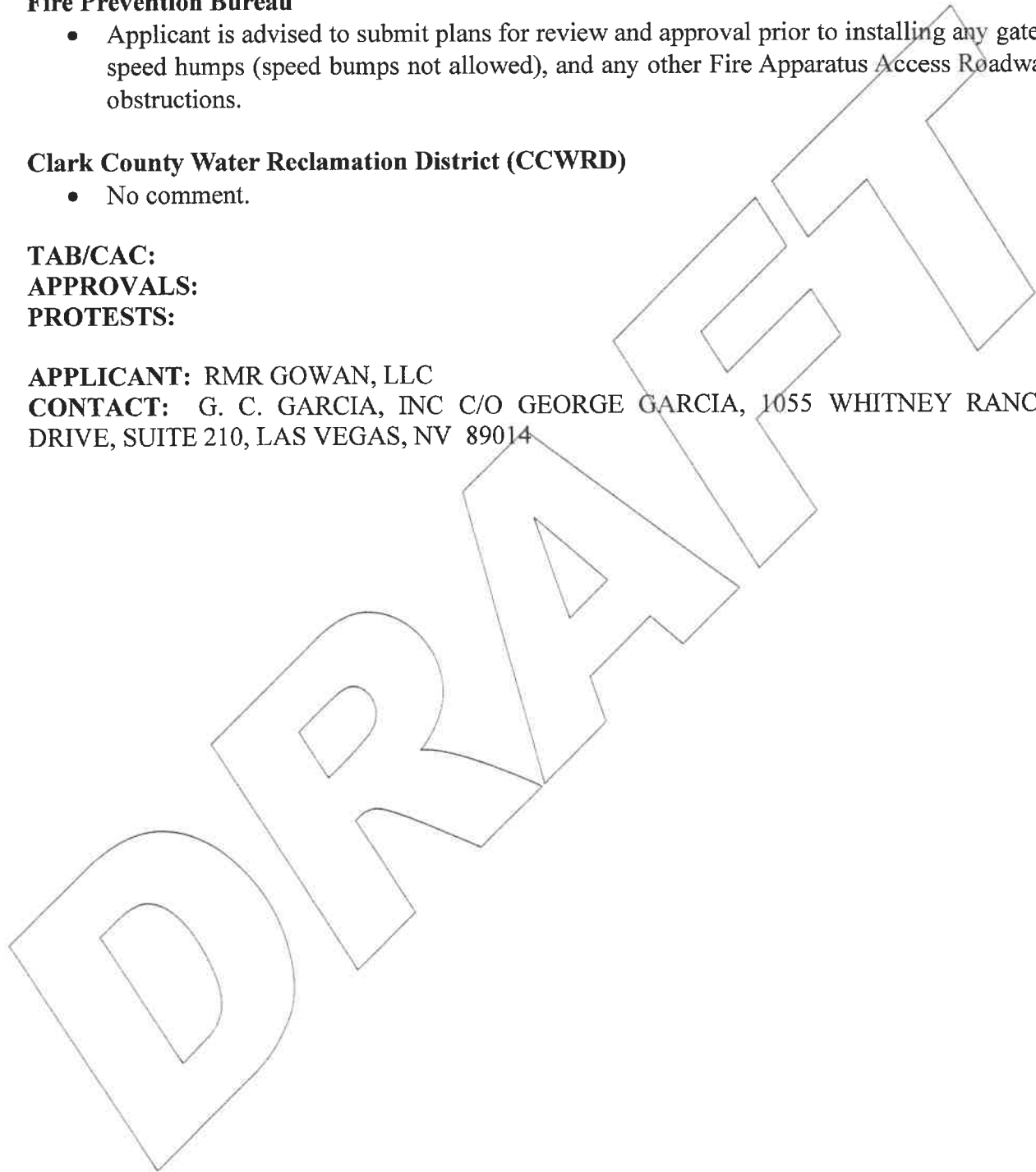
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RMR GOWAN, LLC

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014



RECREATIONAL VEHICLE REPAIR
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0456-BELLO STEPHEN MICHAEL:

USE PERMITS for the following: **1)** allow recreational vehicle repair (conversions) as a principal use; and **2)** reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone.

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

RELATED INFORMATION:

APNs:

140-18-711-002 through 140-18-711-018 ptn

USE PERMITS:

1. Allow a recreational vehicle repair facility as a principal use when not in conjunction with a related indoor principal use where not permitted per Table 30.44-1.
2. Reduce the separation from a recreational vehicle repair facility to a residential use to 98 feet where 200 feet is the standard per Table 30.44-1 (a 51% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2769 N. Lamb Boulevard
- Site Acreage: 0.4 (site)/7.7 (overall complex)
- Project Type: Recreational vehicle repair facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 6,250
- Parking Required/Provided: 8/11 (site) / 264/265 (overall complex)

Site Plans

The site plan depicts 9 existing buildings (8 office/warehouse and 1 retail), consisting of 114,750 square foot industrial and retail complex located on west side of Lamb Boulevard and

the south side of Alto Avenue. The plans show the 14,750 square foot retail building is in the northeast portion of the site, on the southwest corner of Alto Avenue and Lamb Boulevard, with the industrial buildings located in the southern portion of the site. The subject location of the recreational vehicle repair facility is approximately 278 feet from the western property line. The building is split between 2 parcels with the recreational vehicle repair facility located on the west side of the building. The building is spaced about 20 feet from the building to the west, 98 feet from the northern property line, which is adjacent to residential uses, and 43 feet from the southern property line. Parking is provided in small lots in the front and rear of each industrial building, with a total of 11 spaces on the subject site, where 8 spaces are required, and a total of 265 spaces provided across the entire site, where 264 spaces are required. Access to the site is provided by a commercial driveway on the east side of the site that connects with Lamb Boulevard, with a drive aisle that extends the entire length of the site connecting all industrial buildings and the retail building.

Landscaping

The landscaping plans provided show the parking lot landscaping of the industrial portion of the site contains landscaping finger islands every 8 to 9 spaces in the rear parking areas along the southern property line. These finger islands contain native desert mesquite (*Prosopis sp.*) trees. Within the front parking areas, landscape islands relay the pedestrian walkway from Lamb Boulevard through the industrial portion of the site and contain terminating landscape islands with mesquite trees with 7 parking spaces between the islands. The plans show that a 7 foot to 15 foot landscaping strip is provided along Lamb Boulevard, which includes 5 foot wide attached sidewalks. The street landscaping contains several mesquite trees along with Pindo Palm (*Butia capitata*) trees with shrubs filling in the groundcover. Along the northern and western property lines of the site, bordering the adjacent residential uses, the plan indicates that a 10 foot landscaping strip is provided, which contains 2 rows of mesquite trees with each tree in the same row, separated by 20 feet on center to create an intense buffer. Aerial photos indicate that there appear to be significant gaps in the provided intense buffer.

Elevations

The plans provided depict an existing 24 foot tall office/warehouse building. The building is mostly a standard rectangular industrial building with a pop-out block and metal entrance awning. The exterior of the building is primarily reddish-brown CMU block with similar CMU roof caps. The roof line is primarily flat with the awning having a gabled roof. Access to the building is provided by 2 commercial window-door systems located on the north elevation of the building. In addition, 2 metal roll-up doors are provided, 1 on the north elevation and 1 on the south elevation for each half of the building. Metal industrial doors are provided on the interior of each metal roll-up door on the south elevation of the building.

Floor Plans

The floor plans show that each industrial building has 2 suites with each suite having a mirrored set-up. The plans show that a 5,765 square foot work and storage area is provided within the warehouse portion of the suite. This work and storage area contains 10 work bays located along the eastern and western walls of the building and varying in size from 52 square feet up to 465 square feet. Two storage areas are also provided with one 327 square foot storage area in the southeast corner of the suite, and another 165 square foot storage area in the north central portion

of the suite. In the northeastern portion of the suite, a 485 square foot office area is provided, which contains office spaces and bathrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the proposed business at this location will be a recreational vehicle repair facility, which will operate Monday through Friday from 7:30 a.m. to 4:30 p.m. and on Saturday from 8:00 a.m. to 4:00 p.m. The applicant indicates that there is sufficient parking on the site and the proposed uses are compatible with the existing industrial development where the subject site is located. In addition, the applicant states that there should be no impacts to the residential properties to the north, as the building itself is set back 98 feet from the backyards of the residential properties. They also state that most work on vehicles will occur in the rear of the building but will have some work and storage in the front of the building during peak times.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1278-06 (WC-0105-15)	Waived the condition of a use permit requiring parking lot gates to remain unlocked during business hours	Approved by BCC	November 2015
WS-0692-09	Reduced landscaping and residential separations with attached sidewalks for an industrial and retail development	Approved by BCC	April 2010
UC-1278-06	Industrial and retail development with attached sidewalks	Approved by BCC	November 2006
VS-1271-06	Vacated and abandoned 5 feet of Lamb Boulevard and Alto Avenue for sidewalk - recorded	Approved by PC	October 2006
TM-0322-06	1 lot industrial subdivision	Approved by PC	September 2006
ZC-0563-06	Reclassified the site from R-E to M-D zoning for a future industrial development	Approved by BCC	June 2006
VC-1392-99	Outside storage of wood - expired	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Single family residential & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	M-D	Distribution center & undeveloped
West	Business Employment	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits #1 & #2

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.

While the location of the proposed industrial type use (recreational vehicle conversions) makes sense in the general context of an industrial/retail complex, there are other factors that need to be considered in determining the compatibility of the use. In particular, the use of the site for recreational vehicle repair is more intense than the other uses that are currently found within the complex, such as small appliance repair and contractors' offices. While the repair services may be similar, vehicle repair can be much noisier and require significantly heavier or hazardous machinery (welding equipment) to complete jobs, which might have greater environmental impacts on both the residential areas to the north, and the other businesses within the complex. In addition, the subject complex was approved with a significant intense landscape buffer (Figure 30.64-12) between the site of the proposed use and the residential properties to the north. Based on aerial photographs it appears that much of this landscape was either not provided or has since died, meaning a proper landscape buffer does not exist between the vehicle repair facility and residential areas to the north. The applicant has also indicated that they currently conduct repairs and conversion activities outside in front of the building and have a roll-up door which faces the residential uses to the north. No other businesses in the complex appear to conduct outdoor work in the front of their buildings, and most outside storage in the complex appears to be in the rear of the building screened from view. Staff's concern is that such activities can be a major nuisance to the residential neighbors to the north with no buffer provided and the possible impacts on parking, especially since the applicant has also indicated the desire to sell the vehicles that are repaired, which may also further impact the parking on site. In addition, the front facing roll-up doors may pose an issue if they are left open while work is conducted, as a lack of buffering may cause disturbing noises to travel or leave hazardous work open to the surroundings.

Given the concerns that staff has regarding the proposed use, staff finds that, while the neighborhood where these uses are proposed is in transition from residential to industrial and there will always be some nuisances as a result, proper mitigation of the proposed activities and their impacts have not been sufficiently provided and, as a result, cannot support these use permits.

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:

- Provide an intense landscape buffer per Figure 30.64-12 along the northern property line of the subject site;
- No outside storage or work is permitted within the front or side yards;
- Roll-up doors facing adjacent residential uses must remain closed when not in use to screen any work and attenuate any noise;
- No on-site display of vehicles for sale;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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: MY BUS HOTEL, LLC

CONTACT: TIMOTHY WELLS, PELOTON LAND SOLUTIONS, 5888 W. SUNSET RD,
SUITE 101, LAS VEGAS, NV 89118

DRAFT

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

EBBETTS PASS/QUICKSILVER CIRCLE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0458-BURDETT-RUIZ JULIA JEANNE:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single family residence on 0.1 acre in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Ebbetts Pass and the north side of Quicksilver Circle within Sunrise Manor. TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-620-027

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street setback for a patio cover to 3 feet where 7 feet is required per Table 30.40-2 (a 57% decrease).
- b. Reduce the rear setback for an addition to 6 feet where 15 feet is required per Table 30.42-2 (a 60% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1235 Ebbetts Pass
- Site Acreage: 0.1
- Project Type: Patio cover and room addition
- Number of Stories: 1
- Building Height (feet): 14

Site Plan

The proposed patio cover will be located on the south side of the site, near the street corner. The patio cover is set back 3 feet from the side property line. The proposed addition will be attached to the existing residence on the west side of the property in the rear. The site is accessible from Ebbetts Pass.

Landscaping

No changes to landscaping are proposed with this application.

Elevations

The plans depict a 1 story, 14 foot high existing residence and proposed addition. The proposed addition will match the house.

Floor Plans

The plans show the 432 square foot addition will add storage space, bedroom, living room, and pantry to the existing residence.

Applicant’s Justification

The applicant indicates that the patio cover and room addition increase the livability of the site. The applicant states that the development of these spaces conforms to all other requirements of Code and is architecturally compatible with the existing structure.

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-2	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.

Waiver of Development Standards #1a

Staff typically does not support reduced setbacks from a street in order to preserve an open streetscape. In this case the intrusion is for a patio cover which does not create a solid mass of a wall along the street; therefore, staff can support the reduction.

Waiver of Development Standards #1b

Staff finds that the reduction to the rear setback may impact the neighbor to the west. Code allows for building additions that do not exceed 50% of the width of the building to intrude into the rear yard maintaining a 10 foot setback. In this case the addition exceeds the width of the existing residence and intrudes farther than the 10 foot minimum setback for building additions. Staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1a; denial of waiver of development standards #1b.

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:

- Plant one medium tree, as recommended on the Southern Nevada Regional Plant List, between the addition and the west property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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: RENE' ROLIN

CONTACT: RENE' ROLIN, 8465 W. SAHARA AVENUE, SUITE 111-147, LAS VEGAS, NV 89117

WAREHOUSE
(TITLE 30)

MARION DR/JUDSON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-23-400113 (ZC-1946-98)-CORNERSTONE LAND, LLC:

WAIVER OF CONDITIONS for a zone change for a warehouse requiring B-2 landscaping along the street frontage and A-1 landscaping along the west property line in conjunction with an existing warehouse on 4.7 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor (description on file). TS/jud/ja (For possible action)

RELATED INFORMATION:

APN:

140-20-117-003 through 140-20-117-005; 140-20-117-007, 140-20-117-008: 140-20-117-010 through 140-20-117-014

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Warehouse
- Parking Required/Provided: 200/332

Site Plan & Request

The plan depicts an existing office/warehouse complex with 4 buildings located at the northwest corner of Judson Avenue and Marion Drive. The plans show the subject site with an additionally proposed 33,200 square foot warehouse building. The site was developed between 2003 and 2008. However, the applicant wishes to finalize the construction of the warehouse complex by building the northern most portion of the site. The applicant is proposing landscaping that meets today's Code. Therefore, necessitating this waiver of conditions request to provide alternative landscaping (Figures 30.64-14 &17) in lieu of A-1 & B-1 landscaping as required per ZC-1946-98.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1946-98:

Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning.
- B-2 landscaping along street frontages.
- A-1 landscaping along the west property line.
- No roll-up doors for warehouses to face developed residential properties within 200 feet of the common property line.
- No gathering on individuals in an area that would result in an average density of greater than 25 person per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.

Public Works

- Right-of-way dedication of 40 feet for Marion Drive and 30 feet for Judson Avenue.
- Drainage and traffic studies and compliance.
- Project may qualify for an exception to the traffic analysis with Public Works approval as allowed under Title 27.040.030.
- Full off-sites.
- VS-1947-98 must record prior to permits or final map submittal.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a conditional use permit.

Applicant's Justification

The applicant states the proposed trees will buffer the adjacent properties as originally intended with the prior land use approval.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0322	Allowed retail sales, vehicle maintenance, and repair	Approved by PC	August 2023
UC-18-0458	Fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Vehicle paint/body shop, vehicle repair, and reduced residential separation	Approved by PC	July 2015
UC-0057-09	Auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009
UC-0730-08	Banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008
UC-0212-07	Minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1663-06	Vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003
WT-1845-99	Modified cross gutter standards	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Reclassified the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & R-E	Open storage & single family residential
South	Business Employment	M-D & R-T	Mobile home park, office/warehouse, & undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

Related Applications

Application Number	Request
WS-23-0464	A waiver of development standards to allow alternative Uniform Standard Drawings (throat depth) and design review for a new warehouse 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 the request for waiver of conditions is appropriate since the proposed landscaping for the new warehouse building on the subject site meets today's code. Therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions 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.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0264-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JDS SURFACES, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

WAREHOUSE
(TITLE 30)

MARION DR/JUDSON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0464-CORNERSTONE LAND, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEW for a warehouse in conjunction with an existing warehouse complex on 4.7 acres in a M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the west side of Marion Drive, 200 feet north of Judson Avenue within Sunrise Manor. TS/jud/ja (For possible action)

RELATED INFORMATION:

APN:

140-20-117-003 through 140-20-117-005; 140-20-117-007; 140-20-117-008; 140-20-117-010 through 140-20-117-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway along Marion Drive to 14 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 33,200
- Parking Required/Provided: 200/320

Site Plans

The plans depict a new single story warehouse structure of 33,200 square feet on a developed lot with 2 existing warehouse structures. Access to the site is via 2 curb cuts along Marion Drive and one curb cut via Judson Avenue. The project does not include any modifications to the existing

structures. The site was constructed in 1999. The number of parking spaces provided is reduced by 10 from the original count of 330 parking spaces. However, the site as a whole provides a sufficient amount of parking spaces.

Landscaping

The landscape plan shows an enhanced tree buffer along the north property boundary adjacent to commercial developments and the west property boundary adjacent to a residential development.

Elevations

The building is constructed of steel with decorative plaster and steel panel exterior to match the existing buildings on the site. The new warehouse is 20 feet 6 inches high overall with metal panel and plaster exterior finishes, metal roll-up doors and glass windows to match the existing warehouse buildings. Roll-up doors are shown on the south side of the building; however, no roll-up doors are on the north side facing the residential property adjacent on the north side of the subject site.

Floor Plans

The warehouse will accommodate up to 13 individual tenants in spaces that are 2,500 square feet each with 1 space that is 3,200 square feet.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the project is adjacent to a similar warehouse development with similar materials and details. Also, the Marion Drive driveways as well as the throat depths are existing and were previously approved. The applicant further states the proposed trees work as buffers the adjacent properties. The overall height of the proposed warehouse is approximately the same as the existing warehouses on the site and lower than the adjacent multi-family development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0322	Allowed retail sales, vehicle maintenance, and repair	Approved by PC	August 2023
UC-18-0458	Fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Vehicle paint/body shop, vehicle repair, and reduced residential separation	Approved by PC	July 2015
UC-0057-09	Auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009
UC-0730-08	Banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0212-07	Minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003
WT-1845-99	Modified cross gutter standards	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Reclassified the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & R-E	Open storage & single family residential
South	Business Employment	M-D & R-T	Mobile home park, office/warehouse, & undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

Related Applications

Application Number	Request
WC-23-400113 (ZC-1946-98)	A waiver of conditions of approval regarding landscaping 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

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.

Analysis

Comprehensive Planning

Design Review

Overall, the development as proposed provides a warehouse building that is needed in the area and is compatible with the surrounding development. In addition, the exterior of the building is cohesive with the existing warehouse complex. The existing landscaping provided along the street is adequate. The proposed perimeter landscaping provided along the north and northwest property boundaries provide adequate buffer to less intense uses by providing staggered double rows of large trees 20 feet on center. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for both driveways. The applicant worked with staff to remove some parking spaces and add landscaping to mitigate the reduced throat depth.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0264-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JDS SURFACES, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT