



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 14, 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

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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 31, 2023. (For possible action)
- IV. Approval of the Agenda for September 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: none

VI. Planning and Zoning

09/19/23 PC

- 1. **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

- 2. **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 acres 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

10/03/23 PC

- 3. **ET-23-400119 (UC-20-0123)-MERSHO GRJT, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation for a proposed convenience store to a residential use; and **4)** reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce street landscaping along attached sidewalks; **3)** reduce building height setbacks; **4)** reduce approach distance; and **5)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/mh/syp (For possible action)10/03/23 PC

- 4. **PA-23-700025-BWNV, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action) 10/03/23 PC

- 5. **ZC-23-0541-BW NV, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone for an office/warehouse, vehicle repair, and trailer sales and rental.
USE PERMITS for the following: **1)** vehicle repair; and **2)** vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: **1)** office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and **2)** finished grade. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/rr/syp (For possible action) 10/03/23 PC

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KEVIN SCHILLER, County Manager

6. **TM-23-500113-BW NV, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, A.E-75 & APZ-2) Zone. Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/r/syp (For possible action) **10/03/23 PC**

7. **UC-23-0479-OS HOUSING COMPANY, LLC:**
USE PERMIT to allow light manufacturing (granite) in an APZ-2 Overlay District in conjunction with an existing office/warehouse complex on a 0.1 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/lm/syp (For possible action) **10/03/23 PC**

8. **UC-23-0505-RALPHS FAMILY TRUST & RALPHS RANDALL J & KIMBERLYN J:**
USE PERMITS for the following: **1)** allow an accessory structure (shade structure) to exceed one half of the footprint of the principal dwelling; and **2)** allow cumulative area of all accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the building separation; **2)** reduce setback; and **3)** increase height in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Eddingham Court, 526 feet north of Brynhurst Drive within Sunrise Manor. MK/rp/syp (For possible action) **10/03/23 PC**

10/04/23 BCC

9. **VS-23-0516-CPT 2644 N. LAMB BLVD., LLC:**
VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/md/syp (For possible action) **10/04/23 BCC**

10. **WS-23-0515-CPT 2644 N. LAMB BLVD., LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** allow access to a local street; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action) **10/04/23 BCC**

11. **TM-23-500108-CPT 2644 N. LAMB BLVD., LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action) **10/04/23 BCC**

12. **UC-23-0449-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**
USE PERMITS for the following: **1)** allow a vehicle wash as a principal use within the APZ-2 Overlay District; **2)** allow a service bay door facing a street without screening; and **3)** reduce the separation of a vehicle wash from a residential use.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a proposed vehicle wash facility on a portion of 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/hw/syp (For possible action) **10/04/23 BCC**

13. **ZC-23-0513-SCHOOL BOARD OF TRUSTEES:**
ZONE CHANGE to reclassify 17.8 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to a P-F (Public Facility) (AE-65 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEW for a proposed middle school (Von Tobel Middle School - relocation). Generally located on the south side of Alto Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/lm/syp (For possible action) **10/04/23 BCC**

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14. **ZC-23-0531-BOULDER CAPITAL MANAGEMENT, LLC:**
ZONE CHANGE to reclassify 0.5 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEWS for the following: **1)** restaurant; and **2)** outside dining and drinking. Generally located on the northwest corner of Boulder Highway and Glen Avenue within Winchester and Sunrise Manor (description on file).
TS/bb/syp (For possible action) **10/04/23 BCC**

VII. General Business: Take public input and finalize requests 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 28, 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>

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

August 31, 2023

MINUTES

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

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

The meeting was called to order at 6:34 p.m.

II. Public Comment: None

III. Approval of the August 10, 2023 Minutes

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

IV. Approval of Agenda for August 31, 2023

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

V. Informational Items: None

VI. Planning & 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

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Moved by: Mr. Thomas

Action: Approved w/ removal of Waivers 1 & 3 & Staff Conditions

Vote: 3-1

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/Im/syp (For possible action) **09/19/23 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 4-0/unanimous
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**
Moved by: Mr. Thomas
Action: Adopted
Vote: 4-0/unanimous
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**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/unanimous
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**
Moved by: Mr. Thomas
Action: Denied
Vote: 4-0/unanimous
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-I (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**
Moved by: Mr. Thomas
Action: Denied
Vote: 4-0/unanimous
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**
Moved by: Mr. William
Action: Held to next TAB meeting
Vote: 4-0/unanimous

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KEVIN SCHILLER, County Manager

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**
HOLD TO NEXT TAB MEETING

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**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/unanimous

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**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/unanimous

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

VIII. Public Comment: Mr. Barbeau brought in a few articles about the Technical school that came before the board and another re: bus stop shade structures. Ms. Martinez shared updates on things being done in Sunrise Manor.

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

X. Adjournment

The meeting was adjourned at 8:26 pm

09/19/23 PC AGENDA SHEET

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:

APN:

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

09/19/23 PC AGENDA SHEET

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 acres 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

CONVENIENCE STORE
(TITLE 30)

SAHARA AVE/SANDHILL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400119 (UC-20-0123)-MERSHO GRJT, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use; and 4) reduce separation for a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce street landscaping along attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometries.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:
161-06-401-008

USE PERMITS:

1. Convenience store.
2. Gasoline station.
3. Reduce the separation from a convenience store to a residential use to 10 feet where 200 feet is required per Table 30.44-1 (a 95% decrease).
4. Reduce the separation from a gasoline station to a residential use to 41 feet where 200 feet is required per Table 30.44-1 (a 79.5% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Allow a 10 foot wide landscape strip adjacent to an existing attached sidewalk along Sahara Avenue and Sandhill Road where 15 feet is required per Section 30.64.030.
3.
 - a. Reduce building height/setback for a restaurant to 22 feet 10 inches where 63 feet is required per Figure 30.56.10 (a 64.9% reduction).
 - b. Reduce building height/setback for a convenience store to 10 feet where 69 feet is required per Figure 30.56.10 (an 85.5% reduction).
 - c. Reduce building height/setback for a gasoline station to 41 feet where 48 feet is required per Figure 30.56.10 (a 14.6% reduction).
4. Reduce approach distance from a driveway on Sandhill Road to 73 feet 6 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 50.9% reduction).

5. a. Reduce throat depth on Sahara Avenue to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
- b. Reduce throat depth on Sandhill Road to 9 feet 5 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).
- c. Reduce ingress driveway radius to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
- d. Reduce the driveway width on Sandhill Road to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11.1% reduction).

DESIGN REVIEWS:

1. Convenience store with gasoline station.
2. Restaurant with drive-thru.

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Convenience store with gasoline station & restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 25 (convenience store)/18 (gas canopy)/23 (restaurant)
- Square Feet: 3,000 (convenience store)/3,093 (gas canopy)/3,250 (restaurant)
- Parking Required/Provided: 45/46

Site Plan

The approved site plan depicts a rectangular 1.5 acre parcel with a proposed convenience store with a gasoline station and a restaurant with a drive-thru. An existing 6 foot high block wall extends west along the northern property line and south along the western property line. The 3,000 square foot triangular shaped convenience store is shown located on the eastern side of the parcel, 10 feet from the north property line. A 5 foot wide walkway surrounds the convenience store. The proposed 3,093 square foot gas canopy is located approximately 52 feet to the southeast of the convenience store and 41 feet from a residential use to the north, with a 24 foot wide drive aisle in between the canopy and the parking directly in front of the convenience store. Additional parking spaces are located on the southeast side of the gas canopy and along the western side of the convenience store. The 3,250 square foot restaurant is shown located on the western side of the property with the drive-thru and queuing lanes starting on the north side of the building and extending down and around the western side of the building. The talk box is located on the north side of the restaurant. Parking for the restaurant is located on the eastern side of the building. A shared parking area is located in between the convenience store and the restaurant with 2 way drive aisles on each side. Two commercial driveways were approved: a 32 foot wide driveway from Sandhill Road and a 39 foot wide driveway from Sahara Avenue on the west side of the bus turnout lane.

Landscaping

The approved plans show a landscape buffer of 9 feet 11 inches wide on the north side, and 9 feet 8 inches on the west side per Figure 30.64-11. A 10 foot wide landscape strip extends along Sahara Avenue on the north side of the attached 5 foot wide sidewalk, until the commercial driveway/bus turnout where the strip narrows to 5 foot wide. At the corner of Sahara Avenue and Sandhill Road, the landscape area showed 33 feet 5 inches and then narrows to 10 feet north of the intersection along Sandhill Road. The interior landscaping on the site include 7 landscape islands where 10 were required ranging in width from 7 feet 4 inches to 12 feet 1 inch. A 4 foot 5 inch wide planting strip is located of the west side of the convenience store.

Elevations

The elevation plans that were approved depict a 25 foot 2 inch high convenience store building at the top of the parapet walls with stucco and tile exterior and an aluminum storefront system at the entrance. The roofline is broken up by 2 parapets on opposite sides of the structure. The approved restaurant is 22 feet 7 inches at the top of the parapets, with stucco exterior and tile accents at the front entrance and the southern corner. An aluminum store front system is shown at the entrance of the building. The proposed gas canopy was approved to be 17 feet 6 inches high with colors to match the convenience store.

Floor Plans

The approved floor plans show an open floor plan for the convenience store with 1 restroom and entrances in the front and the rear of the building. The restaurant was shown as an open floor plan with the main entrance on the east side of the building, and the drive-thru window on the west side of the building.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400079 (UC-20-0123):

Current Planning

- Until June 16, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-20-0123:

Current Planning

- Wrought iron fence not to exceed 9 feet;
- Site lighting to be shielded;

- Design review as a public hearing for any significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

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

Building Department – Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0090-2020 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that uncertainty caused by homeless individuals occupying the site has delayed commencement of the project. The applicant has been coordinating with law enforcement to clear the site and make it safe for development and visitation by potential clients. The applicant is requesting an additional 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400079 (UC-20-0123)	First extension of time for convenience store, gasoline station, and restaurant with drive-thru	Approved by PC	September 2022
UC-20-0123	Convenience store, gasoline station, and restaurant with drive-thru	Approved by PC	June 2020
ZC-0612-95 (ET-0363-98)	First extension of time to reclassify from R-1a to C-1 zoning for a shopping center	Approved by BCC	November 1998
UC-1371-95	Off-premises sign	Approved by BCC	November 1995
ZC-0612-95	Reclassified from R-1a to C-1 zoning for a shopping center	Approved by BCC	June 1995

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0521-94	Reclassified from R-1a to C-2 zoning for a convenience store, gasoline station, and restaurant with bar	Withdrawn	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Manufactured home park
South	Corridor Mixed-Use	C-2	Vehicle & watercraft storage facility
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	US-95/I-515

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant justified the first extension of time (ET-22-400079) by explaining the delays caused by the COVID-19 pandemic. The applicant indicates that this second extension of time request is necessary due to ongoing delays to developing the site caused by homelessness individuals residing on the property and coordination with law enforcement. While staff recognizes these challenges, records show that no technical studies or permits have been submitted for review, so progress toward commencement has not been demonstrated. In addition, the County recently adopted a rewrite to Title 30 which does not support gas stations in close proximity to residential uses. The current expiration date for this application is June 16, 2024. Extending the expiration date will result in 5 years between the original approval of this application and the expiration date. Staff can support an additional 1 year from the time of the scheduled hearing for this extension of time, which will provide the applicant ample time to commence the project.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 3, 2024 to commence.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TONY MERSHO

CONTACT: TONY MERSHO, 5752 COUNTRY CLUB PKWY, SAN JOSE, CA 95138



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

TEXT AMENDMENT (TA)

ZONE CHANGE (ZC)

USE PERMIT (UC)

VARIANCE (VC)

WAIVER OF DEVELOPMENT STANDARDS (WS)

DESIGN REVIEW (DR)

ADMINISTRATIVE DESIGN REVIEW (ADR)

STREET NAME / NUMBERING CHANGE (SC)

WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)

ANNEXATION REQUEST (ANX)

EXTENSION OF TIME (ET)
UC 20-0123

(ORIGINAL APPLICATION #)

APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF	APP. NUMBER: <u>ET-23-400119</u> DATE FILED: <u>8/1/23</u>
	PLANNER ASSIGNED: <u>RP</u> TAB/CAC DATE: <u>9/14/23</u>
PROPERTY OWNER	TAB/CAC: <u>San Jose Manor</u>
	PC MEETING DATE: <u>10/13/23</u>
	BCC MEETING DATE: <u>N/A</u> FEE: <u>17900</u>
PLANNER COPY	
APPLICANT	NAME: <u>Mersho GRJT Investments, LLC</u>
	ADDRESS: <u>5752 Country Club Pkwy</u>
CORRESPONDENT	CITY: <u>San Jose</u> STATE: <u>CA</u> ZIP: <u>95138</u>
	TELEPHONE: _____ CELL: _____
E-MAIL: <u>TonyM@MershoCo.com</u>	
APPLICANT	NAME: <u>Same as Property Owner</u>
	ADDRESS: _____
CORRESPONDENT	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-06-401-008

PROPERTY ADDRESS and/or CROSS STREETS: East Sahara Ave. and South Sandhill Rd.

PROJECT DESCRIPTION: C-Store with Gas Station and Drive-Thru Restaurant

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

Property Owner (Signature)* Tony Mersho
Property Owner (Print)

STATE OF CA
COUNTY OF SANTA CLARA

SUBSCRIBED AND SWORN BEFORE ME ON 7/31/2023 (DATE)
By Tony Mersho

NOTARY PUBLIC: _____



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

ET-13-400119

MERSHO GRJT INVESTMENTS, LLC

5752 Country Club Pkwy,
San Jose, CA 95138
Tony Mersho
Tel: (408)744-2444

7/27/2023

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for an Extension of Time for UC-20-0123

Please Accept this letter as a justification for an extension of time 4 UC-20-0123. Due to the uncertainty caused by a large sum of homelessness and the city police working extremely hard on clearing our property and making it safe for us to tour with potential clients for this existing site, the rough estimate of wait times is roughly 6 to 18 months for businesses to respond. As we are proactively working with the local community and police to clear our site of homelessness, we are revving up with bringing clients and businesses to the property so we can close deals for this particular site. There are no changes being proposed to the site plan. Barring any unforeseen delays or setbacks, we aim to get this project started if and when we receive a decision on the extension of time. With this in mind, we respectfully ask for your approval recommendation on a 2-year extension of time.

Thank You,

Tony Mersho
Owner/Developer/Design

PLAN AMENDMENT
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700025-BWNV, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 7.7 acres.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

RELATED INFORMATION:

APN:
140-07-702-002 & 140-07-702-003

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description
General Summary

- Site Address: 3654 Las Vegas Boulevard N.
- Site Acreage: 7.7

Applicant's Justification

The applicant states that Las Vegas Boulevard North and Lamb Boulevard have transitioned over the past 15 years with a combination of commercial and design manufacturing office warehouse uses; however, very little development has occurred in recent years. The proposed change to Industrial Employment (IE) will diversify the economic base in conjunction with the existing Corridor Mixed-Use (CM) and Business Employment (BE) found in the area. The IE designation will provide for an increased mix of industrial uses that will help revitalize the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility
West	Business Employment	R-E, C-2, & H-2	RV park, trailer sales, motel, & tavern

Related Applications

Application Number	Request
ZC-23-0541	Zone change to reclassify the site from H-2 & M-D to M-1 zoning; use permits to allow vehicle (trailer) repair and sales in APZ-2; waiver of development standards for alternative street landscaping; and design reviews for an office/warehouse complex with outside storage, vehicle (trailer) repair and sales, and finished grade is a companion item on this agenda.
TM-23-500113	Tentative map for a 1 lot commercial subdivision 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 for the Industrial Employment (IE) land use designation appropriate for this location. There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use designation, located within 900 feet to the northeast, southeast, and southwest of the site. Although the adjacent property to the southwest is zoned H-2 and R-E with an existing RV Park, motel, and tavern, the adjacent site is owned by the same property owner as the subject property. IE is also appropriate for the site since the property is located within the Nellis Air Force Base flight path and in the APZ-2 Airport Environs Overlay District where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base. The request also complies with Policy SM-1.3 which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment.

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 November 8, 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

Clark County Water Reclamation District (CCWRD)

- No comment.

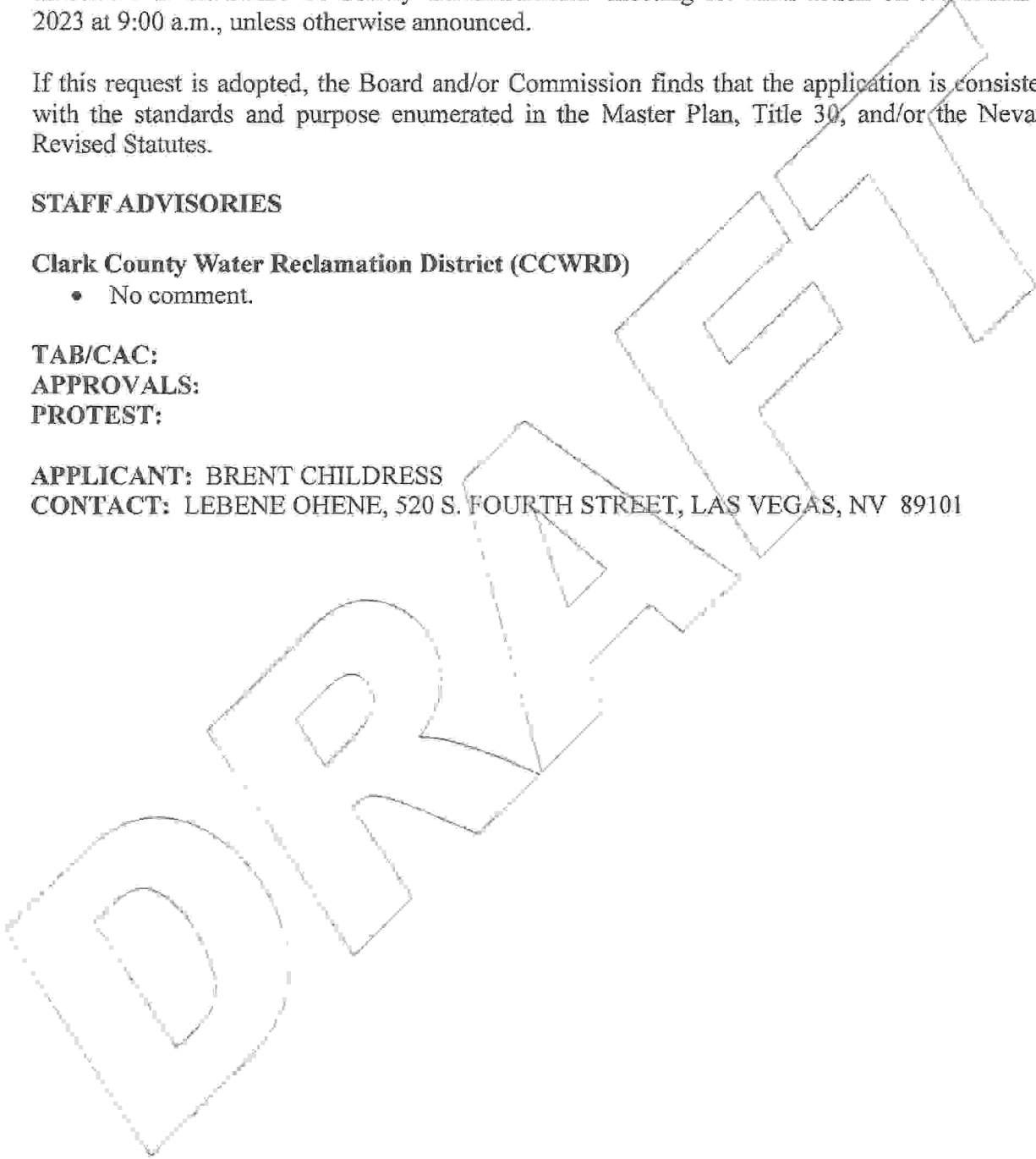
TAB/CAC:

APPROVALS:

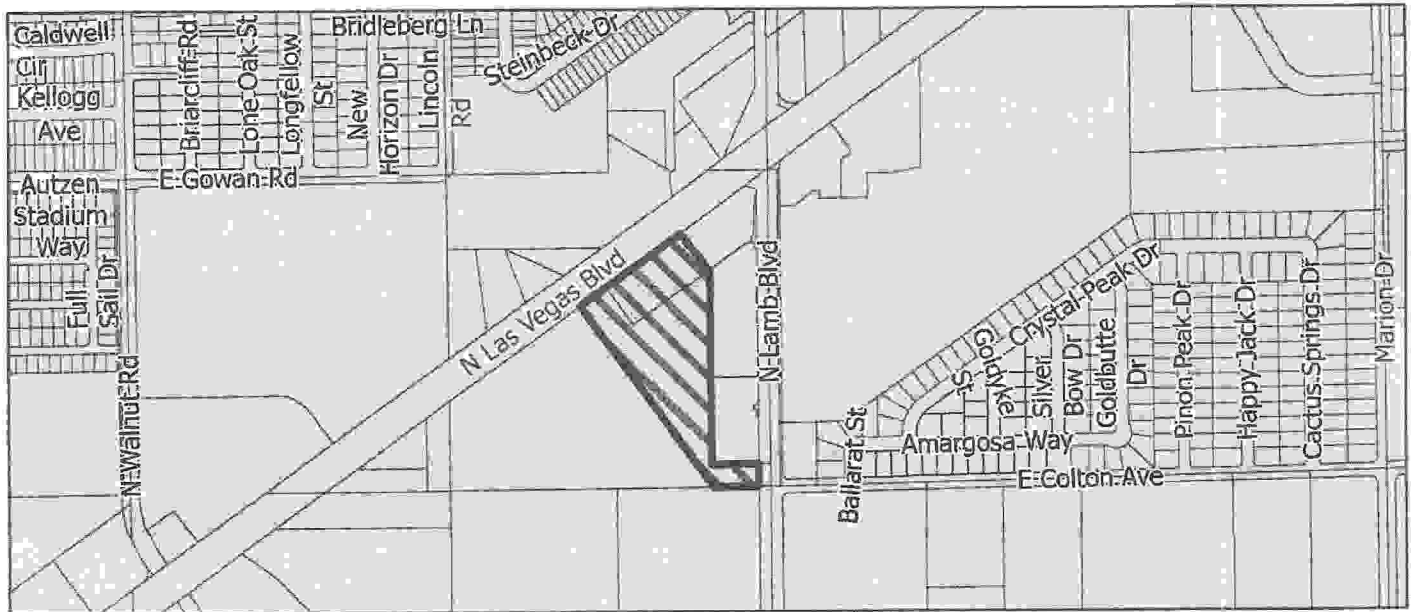
PROTEST:

APPLICANT: BRENT CHILDRESS

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



Planned Land Use Amendment PA-23-700025



Current



Requested

DRAFT

Sunrise Manor Clark County, Nevada

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)
- Planning Areas
- Requested Area To Change

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



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700025</u> DATE FILED: <u>8-9-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>9-14-23</u> PC MEETING DATE: <u>10-3-23</u> BCC MEETING DATE: <u>11-8-23</u> TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/> FEE: <u>\$2,700</u>
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PROPERTY OWNER	NAME: <u>BBNV, LLC</u> ADDRESS: <u>2400 S. Cimmaron Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-497-5947</u> CELL: <u>N/A</u> E-MAIL: <u>brentc3640@gmail.com</u> REF CONTACT ID #: <u>N/A</u>
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APPLICANT	NAME: <u>BBNV, LLC - Bruce & Brent Childress</u> ADDRESS: <u>2400 S. Cimmaron Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-497-5947</u> CELL: <u>N/A</u> E-MAIL: <u>brentc3640@gmail.com</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Jay Brown/ Lebane Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>N/A</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-07-702-003 & 140-07-702-002

CURRENT LAND USE PLAN DESIGNATION: Business Employment (BE)

REQUESTED LAND USE PLAN DESIGNATION: Industrial Employment (IE)

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard & Lamb Boulevard

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

Brent Childress Brent Childress
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/14/22 (DATE)
 By Brent Childress

NOTARY PUBLIC: Kim Cook



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

LAW OFFICE

Brown, Brown & Premsrut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 21, 2023

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

PA-23-700025

**RE: BBNV, LLC., Industrial Complex
Justification Letter Updated: Revision 2
Request: An Amendment to the Master Plan from Business Employment (BE) to Industrial Employment (IE).
Companion Zone Change: From General Highway Frontage (H-2) (AE-70, AE-75, APZ-2) Zone and Designed Manufacturing (M-D) AE-70, AE-75 & APZ-2) Zone to Light Manufacturing (M-1) (AE-70, AE-75 & APZ-2) Zone for industrial development.
Assessor's Parcel Numbers: - 140-07-702-002 & 140-07-702-003**

To Whom It May Concern:

On behalf of our Client, BBNV, LLC., we respectfully submit this application package for an Amendment to the Master Plan from Business Employment (BE) to Industrial Employment (IE) to facilitate the companion zone change from General Highway Frontage (H-2)(AE-70, AE-75 & APZ-2) Zone and Designed Manufacturing (M-D)(AE-70, AE-75 & APZ-2) Zone to Light Industrial (M-1)(AE-70, AE-75 & APZ-2) Zone for a proposed industrial project consisting of office/warehouse buildings, vehicle repair, trailer sales, rental, display areas and outside storage areas. This project is in the Sunrise Manor Planning area and is on a total of 7.72 acres. The site is located on the southeastern side of Las Vegas Boulevard North and 340 feet west of Lamb Boulevard. The site also has frontage, along Lamb Boulevard which is the southeastern "dog leg" of the larger parcel. This site consists of two parcels, the westernmost parcel has some remaining manufactured homes and recreational vehicles (RV) and truck storage, is zoned M-D by action ZC-19-1005 and on the 5.88 acre portion of the site. The easternmost parcel is undeveloped, is the H-2 zoned portion of the site and is 1.84 acres with the longer street frontage. Northeast across Las Vegas Boulevard is a public park and community center zoned P-F and designated as PU in the Master Plan. Also, northeast across Las Vegas Boulevard are developed and undeveloped C-2 and H-2 zoned parcels designated BE in the Master Plan. Adjacent to the southern and eastern portions of the stie are developed office/warehouse buildings and distribution centers zoned M-D and designated BE in the Master Plan. Immediately west is an existing manufactured home and RV park zoned H-2(AE-70 & APZ-2) Zone and is designated BE in the Master Plan. The M-D (AE-70, AE-75 & APZ-2) Zoned portion of the site was

approved for an office/warehouse complex with a special use permit for vehicle repair in an APZ-2 zone with accessory outside storage areas in 2019. The applicant provided the Residential Impact Statement in conjunction with the previous M-D zoned approval and has met that specific Code requirement for redeveloping manufactured home sites. The applicant has allowed some of the manufactured homes and RVs to remain on the M-D zoned parcel until the site is developed.

Master Plan Amendment:

Master Amendment: Business Employment (BE) to Industrial Employment (IE)

The proposed project is located within the Sunrise Manor Planning area. This area along Las Vegas Boulevard North and portions of Lamb Boulevard has been in transition over the past 15 years with a combination of commercial and design manufacturing office warehouse land uses, however, very little development has occurred in recent years. This request to amend the Master Plan for the site is appropriate and compatible with the existing uses in this area. The site, when developed, will include outside storage as principal uses but will be screened. The amendment will allow industrial uses and outside storage areas that are all fenced that will fit in well with the other existing office/warehouse and distribution centers in the area. The proposed development will enhance and secure the site and area, especially the manufactured home and RV park to the immediate west and further west along Walnut Road. The request complies with Goal 5.1 and its associated policies including 5.1.1, 5.1.4 and 5.1.5 to diversify the economic base with the amendment to include industrial employment land uses adjacent to the BE and CM land uses in the area. The amendment to IE also complies with Goal 6.1 and its policies 6.1.6 that encourages opportunities for infill development. The amendment will comply with the specific Goals and policies of the Sunrise Manor Planning area including SM-1. for neighborhood revitalization, SM-1.3 for the revitalization of corridors and SM-2.4 for the development of essential services and amenities in an area.

Therefore, as proposed and designed, this project is an appropriate and compatible use in this area and is an appropriate buffer to the existing manufactured home park to the west.

- 1) The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan designation (IE) will allow a project adjacent to the other industrial distribution uses and is an infill development that will complete development along this segment of Las Vegas Boulevard South.
- 2) The proposed amendment is compatible and appropriate for the area to provide a mix of industrial employment uses for the area.
- 3) The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

A Neighborhood meeting was held on December 8, 2022, to discuss the project with the neighbors. Please see the neighborhood meeting notes for detailed information about the meeting.

We appreciate your review of this application package and look forward to your comments to continue with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Letene Ohene
Land Use and Development Consultant

10/03/23 PC AGENDA SHEET

OFFICE/WAREHOUSE & VEHICLE REPAIR/SALES LAS VEGAS BLVD N/LAMB BLVD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0541-BW NV, LLC:

ZONE CHANGE to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone for an office/warehouse, vehicle repair, and trailer sales and rental.

USE PERMITS for the following: 1) vehicle repair; and 2) vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and 2) finished grade.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/m/syp (For possible action)

RELATED INFORMATION:

APN:

140-07-702-002; 140-07-702-003

USE PERMITS:

1. Allow vehicle repair in an APZ-2 zone per Table 30.48-AE.
2. Allow vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use in an APZ-2 zone per Table 30.48-AE.

WAIVER OF DEVELOPMENT STANDARDS:

Alternative landscaping for reduced number of trees within 5 feet of Las Vegas Boulevard North where landscaping is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Office/warehouse, vehicle repair, vehicle (trailer) sales and rental, trailer display, and outside storage.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

PROPOSED LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3654 Las Vegas Boulevard N.
- Site Acreage: 7.7
- Project Type: Office/warehouse, vehicle repair, and trailer sales and rental
- Number of Stories: 2 (Building 1)/1 (Building 2)
- Building Height (feet): 30 (Building 1)/22 (Building 2)
- Square Feet: 9,520 (Building 1)/7,522 (Building 2)
- Parking Required/Provided: 49/130

Site Plans

The plans depict 2 buildings. Building 1 is 9,520 square feet, located in the northern portion of the site, and intended for use as a trailer sales and rental facility. Surrounding the building is an outside storage and display area. There is also a secure storage area associated with Building 1 located to the southeast of the building. Building 2, located farther south along the west property line, is a 7,522 square foot office/warehouse with a 33,725 square foot fenced outside storage area surrounding the building. Farther to the south are 3 future pad sites with large fenced outside storage areas. The site is bordered by existing walls to the east, west, and south. Two access drives are depicted on the Las Vegas Boulevard North frontage. The eastern driveway has a security gate that is set back 18.5 feet from the property line and will remain open during business hours. A single driveway with a security gate is set back 48 feet and will remain open during business hours, provides access from Lamb Boulevard. An internal private drive extends through the site from northwest to southeast with a turn-around at an internal gate. The gate will allow Fire Department access but will otherwise remain closed so that traffic cannot go through the site all the way to Lamb Boulevard. Most parking areas are accessed from Las Vegas Boulevard North. A total of 130 parking spaces are provided where a minimum of 49 are required.

Landscaping

Plans depict landscaping, including trees and shrubs, along the street frontages of Las Vegas Boulevard North and Lamb Boulevard. New detached sidewalks are shown along Las Vegas Boulevard North behind an existing sidewalk. Trees are not shown within the first 5 feet of the 15 foot of the landscaping/sidewalk along Las Vegas Boulevard North, necessitating the waiver request. A 6 foot high decorative wrought iron fence is proposed along the frontage. A 15 foot wide minimum landscape area is provided behind an existing attached sidewalk along Lamb Boulevard. Landscaping is located within the parking areas in accordance with Figure 30.64-14. An existing 6 foot high wall and fence with a minimum 10 foot wide landscape area is shown along the west property line. Existing 8 foot to 10 foot high walls are located along the east and south property lines.

Elevations

The plans depict 2 buildings. Building 1 is 2 stories and 30 feet high, while Building 2 is 1 story and 22 feet in height. The building materials include concrete tilt-up panels, aluminum storefront around the windows, and metal roll-up doors. The doors on Buildings 1 and 2 are

located along the southwest and northeast sides of the buildings towards the rear and do not directly face the street along Las Vegas Boulevard North. Design accents include colored concrete panels with 4 color shades, with reveals and parapets. Rooftop mounted equipment is screened behind the parapets.

Floor Plans

Building 1 is 9,520 square feet with 6,560 square feet on the first floor and 2,960 square feet on the second floor. The first floor includes a garage bay area for repair and maintenance, and a sales floor, parts sales and inventory, offices, and restrooms. The second floor is for parts inventory. Building 2 is 7,522 square feet and includes office and warehouse areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the zone change request and the design of the project and uses requested are appropriate and compatible for the area because the uses that are allowed and can be proposed on the site are limited by the Airport Environ and the APZ zones and proximity of the site to Nellis Air Force Base. The project is an in-fill development that will enhance the site and area which has seen very little development in the last few years and may be a catalyst to support other developments in the areas. A portion of the site was a manufactured home park that was previously approved for M-D zoned uses but is not developed because of the existing M-D zoned uses in the area. The applicant states that other uses, such as outside storage, are needed in the area and are appropriate and compatible with A-E and APZ-2 Zones. M-1 is requested as the current zone (M-D) limits outside storage to an accessory use. Appropriate screening of the outside storage areas will fit in well with the area and the other M-D land uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	R-E, C-2, & H-2	Hitchin' Post RV Park, trailer sales, motel, & tavern

Related Applications

Application Number	Request
PA-23-700025	A plan amendment to redesignate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
TM-23-500113	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The proposed zone change will be in conformance with the companion Plan Amendment, PA-23-700025, to redesignate the subject site from Business Employment (BE) to Industrial Employment (IE). There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use designation, located within 900 feet to the northeast, southeast, and southwest of the site. Although the adjacent property to the southwest is zoned H-2 and R-E with an existing RV Park, motel, and tavern, the adjacent site is owned by the same property owner as the subject property. M-1 is also an appropriate zone for the site since the property is located within the Nellis Air Force Base flight path and in the APZ-2 Airport Environs Overlay District where industrial uses with low density of people is encouraged. This request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base. The request also complies with Policy SM-1.3 which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment, as well as SM-2.4 which encourages the development of essential services and amenities in the area. Therefore, staff can support the zone change.

Use Permits

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

Use Permits

Repair services, including vehicle repair, as well as business services, including trailer sales and rentals, and trailer display with outside storage, require use permits when located within Accident Potential Zone 2 (APZ-2). Generally, uses with low levels of labor intensity and lower density of persons are considered more appropriate in APZ-2. In 2020 there was a zone change and use permit approved for a vehicle repair facility with outside storage on APN 140-07-702-003 (ZC-19-1005). Among the conditions was that there would be no outside repair of vehicles. Additionally, to ensure public safety another condition of approval was that there would be no gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 person per acre at any time. The site is designed to ensure that all outside storage areas are screened. The vehicle repair, trailer sales, and rental uses are screened and buffered by a fence and landscaping along Las Vegas Boulevard North. It appears the proposed vehicle repair use, along with trailer sales and rentals with outside storage, would be appropriate and compatible at this location. Staff can support these requests with previously approved conditions applied to the overall site.

Waiver of Development Standards

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

The applicant is requesting to allow alternative street landscaping along the Las Vegas Boulevard North frontage. The required trees are proposed to be eliminated within the first 5 feet of the landscape area because potential interference with the sight visibility zone. By eliminating the trees, the sight visibility zone requirements are met. Landscaping is provided in the right-of-way in addition to on private property. While this landscaping does not count toward the code requirement, it will result in an enhanced street frontage so that the areas are properly screened and buffered. Therefore, staff can support this request.

Design Review #1

The proposed buildings are compatible with the underlying designation of Industrial Employment as amended on the Master Plan. The proposed site plan, landscape plan, and building elevations, indicate appropriate design characteristics, building materials, and other architectural features to help create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. Future buildings at the 3 future pad sites will need additional design reviews prior to development. The proposed development is consistent with the Master Plan and meet the standards of Title 30. Therefore, staff can recommend approval.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff

will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 8, 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;
- Design review as a public hearing for future development;
- No outside repair of vehicles;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 person per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County 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 use permit, waiver of development standards, and design reviews must commence within 2 years of 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; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0285-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRENT CHILDRESS

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <u>51,050⁰⁰</u> <input checked="" type="checkbox"/> USE PERMIT (UC) <u>5675⁰⁰</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>5975⁰⁰</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675⁰⁰</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0541</u> DATE FILED: <u>8-9-23</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Suzanne Mena</u> TAB/CAC DATE: <u>8-14-23</u> PC MEETING DATE: <u>10-3-23</u> BCC MEETING DATE: <u>11-8-23</u> FEE: <u>\$2,875⁰⁰</u>
	PROPERTY OWNER NAME: <u>BWNV, LLC</u> ADDRESS: <u>2400 S. Cimmaron Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-497-5947</u> CELL: <u>N/A</u> E-MAIL: <u>brentc3640@gmail.com</u>
	APPLICANT NAME: <u>BBNV, LLC - Bruce & Brent Childress</u> ADDRESS: <u>2400 S. Cimmaron Road Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-497-5947</u> CELL: <u>N/A</u> E-MAIL: <u>brentc3640@gmail.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>N/A</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 140-07-702-003 & 140-07-702-002

PROPERTY ADDRESS and/or CROSS STREETS: Lamb Boulevard & Las Vegas Boulevard

PROJECT DESCRIPTION: Proposed office/warehouse storage

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

Brent Childress
Property Owner (Signature)*

Brent Childress
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/14/22 (DATE)

By Brent Childress
NOTARY PUBLIC: Kim Cook



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

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUJOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

April 7, 2023

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

ZC-23-054/

RE: Justification Letter: BBNV, LLC., Industrial Complex – Revision 1
Request: Reclassification/Zone Change: From General Highway Frontage (H-2) (AE-70, AE-75, APZ-2) Zone and Designed Manufacturing (M-D) AE-70, AE-75 & APZ-2) Zone to Light Manufacturing (M-1) (AE-70, AE-75 & APZ-2) Zone for an industrial development.
Assessor's Parcel Numbers: - 140-07-702-002 & 140-07-702-003
Companion Item: An Amendment to the Master Plan from Business Employment (BE) to Industrial Employment (IE)

To Whom It May Concern:

On behalf of our Client, BBNV, LLC., we respectfully submit this application package for an Amendment to the Master Plan from Business Employment (BE) to Industrial Employment (IE) and a Zone Change from General Highway Frontage (H-2)(AE-70, AE-75 & APZ-2) Zone and Designed Manufacturing (M-D)(AE-70, AE-75 & APZ-2) Zone to Light Industrial (M-1)(AE-70, AE-75 & APZ-2) Zone for a proposed industrial project consisting of office/warehouse buildings, vehicle repair, trailer sales, rental, display areas and outside storage areas. This project is in the Sunrise Manor Planning area and is on a total of 7.72 acres. The site is located on the southeastern side of Las Vegas Boulevard North and 340 feet west of Lamb Boulevard. The site also has frontage, along Lamb Boulevard which is the southeastern "dog leg" of the larger parcel. This site consists of two parcels, the westernmost parcel has some remaining manufactured homes and recreational vehicles (RV) and truck storage, is zoned M-D by action ZC-19-1005 and on the 5.88 acre portion of the site. The easternmost parcel is undeveloped, is the H-2 zoned portion of the site and is 1.84 acres with the longer street frontage. Northeast across Las Vegas Boulevard is a public park and community center zoned P-F and designated as BE and a developed and undeveloped M-D zoned parcel both designated as BE in the Master Plan. Adjacent to the southern and eastern portions of the site are developed office/warehouse buildings and distribution centers zoned M-D and designated BE in the Master Plan. Immediately west is an existing manufactured home and RV park zoned H-2(AE-70 & APZ-2) Zone and is designated BE in the Master Plan. The M-D (AE-70, AE-75 & APZ-2) Zoned portion of the site was approved for an office/warehouse complex with a special use permit for vehicle repair in an APZ-2 zone with accessory outside storage areas in 2019. The applicant

provided the Residential Impact Statement in conjunction with the previous M-D zoned approval and has met that specific Code requirement for redeveloping manufactured home sites. The applicant has allowed some of the manufactured homes and RVs to remain on the M-D zoned parcel until the site is developed.

Project Description:

The plans depict a proposed M-1 zoned industrial complex consisting of two buildings, outside display areas and future pad sites and large storage areas (not accessory uses). Building "1" is a 9,520 square foot trailer sales and rental facility with an outside display and storage areas. Building "2" is a 7,522 square foot office/warehouse with a 33,725 square foot fenced outside storage area. The future pad sites include large fenced outside storage areas. Two (2) access drives with security gates are depicted on the Las Vegas Boulevard frontage and one (1) access drive with a security gate is located on the Lamb Boulevard frontage to secure the entire site. The gates are setback to comply with Code requirements. An internal private drive from west access drive on Las Vegas Boulevard traverses to the site from the north to east and provides access to the pad sites through to the Lamb Boulevard access. A total of 130 parking spaces are provided, which exceeds Code requirement. Trash enclosures and loading areas are provided for the two buildings depicted and for each pad site. The throat depths for the driveways along Las Vegas Boulevard are 168.5 feet (west driveway) and 39 feet (east) respectively. The throat depth along Lamb Boulevard is 53.9 feet (north) and 35 feet 23 inches (south). Las Vegas Boulevard North is a Nevada Department of Transportation (NDOT) right-of-way and Lamb Boulevard is a Clark County right-of-way. A Neighborhood meeting was held on December 8, 2022, to discuss the project with the neighbors. Please see the Neighborhood meeting notes for detailed information about the meeting.

Landscape Plan:

There is an existing five (5) foot wide sidewalk along the paved portion of Las Vegas Boulevard north, which will be maintained. The proposed landscaping is a minimum 21 foot wide area with a detached sidewalk behind the existing sidewalk to accommodate any future widening of the street. The first five (foot) landscaping strip between the existing sidewalk and the proposed detached sidewalk consists of only shrubs and ground cover because most of the area is within the site visibility zone. A six (6) high wrought iron fence is proposed along the Las Vegas Boulevard North frontage and setback behind the landscape area. A 15 foot wide minimum landscape area is provided behind the attached sidewalk along Lamb Boulevard. An existing six (6) foot high wall and fence with a minimum 10 foot wide landscape area is shown along the west property line. Existing 8 to 10 foot high walls are shown along the east and south property lines adjacent to the existing mini-warehouse and office/warehouse developments.

Elevation Plans:

The plans depict two buildings with a maximum height of up to 30 feet. Building "1" is two stories and Building "2" is one story. The building materials include concrete tilt-up panels, metal roll-up doors. Design accents include colored concrete accent panels, reveals and parapets with contrasting colors to complement the buildings.

Floor Plans:

Building "1" is 9,520 square feet and Building "2" is 7,522 square feet with 522 square office/warehouse with a 33,725 square foot fenced outside storage area.

Signage is not a part of the application.

The following are the Applications required for the project:

Reclassification/Zone Change: - From General Highway Frontage (H-2) (AE-70, AE-75 & APZ-2) Designed Manufacturing (M-D) (AE-70, AE-75 & APZ-2) Zone and to Light Industrial (M-1) (AE-70, AE-75 & APZ-2) Zone

Reclassification/Zone Change Justification:

The proposed project is located on the southeast side of Las Vegas Boulevard north and the west side of Lamb Boulevard. The zone changes request and the design of the project and uses requested are appropriate and compatible for the area because the uses that are allowed and can be proposed on the site are limited by the Airport Environ and the APZ zones because of the proximity of the site to Nellis Airforce Base. The project is an infill development that will enhance the site and area which has seen very little development in the last few years and may be a catalyst to spur other developments in the area. A portion of the site was a manufactured home park that was previously approved for M-D zoned uses but is not developed because of the existing M-D zoned uses in the area. Other uses including outside storage is need in this area but has no sites zoned to allow outside storage as a principal uses which is actually appropriate and compatible in the area because of proximity to Nellis Airforce Base its location in the AE and APZ-2 zones. There are existing outside storage uses on the site that need to be accommodated in this area with the correct zoning. The site is approved as M-D which only allows outside storage as accessory uses which limits the use of the site. Although, the request is for M-1 zoning, the design of the site with the depicted screening of the outside storage areas fits in well with the area and the other M-D land uses in the area. The rezoning request and the design of the project complies with the specific Goals and policies of Sunrise Manor Planning area including SM-1 for neighborhood revitalization, SM-1.3 for corridor revitalization and SM-2.4 for development of essential services and amenities in an area.

Special Use Permit:

1. Permit vehicle repair in an APZ-2 zone.

Justification:

This request and the design of the site is appropriate and compatible with the existing uses in the area. This request was previously approved by the previous application and is a low intensity use within the APZ-2 zone and will comply with the required conditions for uses in the overlay. The site is designed to ensure that all outside storage areas are screened and is an appropriate and compatible use for the area.

2. Permit vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.

Justification:

This use is along the Las Vegas Boulevard Street frontage and is screened and buffered by a fence and landscaping to ensure that the use fits in with the adjacent uses to the east and west. The request and the design of the site is appropriate and compatible with the existing uses in the area. This is a low intensity use within the APZ-2 zone and will comply with the required conditions for uses in the overlay. The site is designed to ensure that all outside storage areas are screened and is an appropriate use in the area that will enhance the area and maybe a catalyst to encourage other developments or redevelopment of the area.

Waivers of Development Standards:

1) Permit alternative landscaping (deviation from Figure 30.64-17) along the street frontage of Las Vegas North.

Justification:

This request is to allow alternative street landscaping along the Las Vegas Boulevard frontage. The required trees are eliminated within the first five feet of the landscape area. The reason for the request is that the placement of the trees in that five foot wide area will directly interfere with the site visibility zone. The eliminated trees in this area of the street frontage results in compliance with the requirements of the site visibility zone. Although landscaping is provided within the right-of-way and will not count towards the Code requirement. This will result in an enhanced street frontage and help to ensure that the street frontage is screened and buffered close to Code Standards.

Design Reviews:

1. A proposed Office/warehouse complex.

Justification:

The proposed industrial development is appropriate for the area because the project is adjacent to Las Vegas Boulevard North and is designed to fit well with the existing developments in the area and complies with the goals and policies outlined in the above for development in the area and in Sunrise Manor.

- 1) **Design Review to increase the finished grade of the buildings up to 48 inches (4 feet) where 36 inches (3 feet) is the allowable standard.**

Justification:


The request is necessary to raise the existing grade of the site to match the developed sites to the south and east and ensure appropriate drainage of the site. The existing grade of the site is low; therefore, this request is necessary to increase the finished grade of the site, buildings, and future pad sites to the maximum level allowable to ensure proper drainage of the site and meet Code standards. The proposed finished grade matches the existing grade of the adjacent development along the south and east property lines. The required Drainage Study will ultimately determine the optimum finished grade of the site and buildings.

We appreciate your review of this application package and look forward to your comments to continue with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

10/03/23 PC AGENDA SHEET

HITCHIN' POST INDUSTRIAL PARK
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500113-BW NV, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.7 acres in an M-1 (Light Manufacturing) (AE-70, AE-75 & APZ-2) Zone.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor. WM/rr/syp (For possible action)

RELATED INFORMATION:

APN:

140-07-702-002; 140-07-702-003

PROPOSED LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3654 Las Vegas Boulevard N.
- Site Acreage: 7.7
- Number of Lots/Units: 1
- Project Type: Industrial Park

The applicant is proposing a 1 lot commercial subdivision on APNs 140-07-702-002 and 140-07-702-003. The site has an overall total acreage of 7.7 acres. The development, Hitchin' Post Industrial Park, will have 2 driveway entrances on Las Vegas Boulevard North and 1 driveway entrance on Lamb Boulevard. Detached sidewalks with landscaping will be located along Las Vegas Boulevard North, and attached sidewalks with landscaping will be located along Lamb Boulevard. Landscaping will also be located within the proposed parking areas.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility
West	Business Employment	R-E, C-2, & H-2	Hitchin' Post RV Park, trailer sales, motel, & tavern

Related Applications

Application Number	Request
PA-23-700025	Plan amendment to redesignate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
ZC-23-0541	Zone change to reclassify the site from H-2 & M-D to M-1 zoning; use permits to allow vehicle (trailer) repair and sales in APZ-2; waiver of development standards for alternative street landscaping; and design reviews for an office/warehouse complex with outside storage, vehicle (trailer) repair and sales, and finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0285-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BRENT CHILDRESS

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>Tm-23 500 113</u>	DATE FILED: <u>8-9-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>9-14-23</u>
		TAB/CAC: <u>Sunrise Manor</u>	
		PC MEETING DATE: <u>10-3-23</u>	
		BCC MEETING DATE: <u>11-8-23</u>	
		FEE: <u>\$750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>BWNV, LLC</u>
	ADDRESS: <u>2400 S. Cimmaron Road Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-497-5947</u> CELL: <u>N/A</u>
	E-MAIL: <u>brentc3640@gmail.com</u>

APPLICANT	NAME: <u>BBNV, LLC - Brent & Bruce Childress</u>
	ADDRESS: <u>2400 S. Cimmaron Road Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-497-5947</u> CELL: <u>N/A</u>
	E-MAIL: <u>brentc3640@gmail.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Jay Brown/Labene Ohene</u>
	ADDRESS: <u>520 South Fourth Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-598-1429</u> CELL: <u>N/A</u>
	E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

ASSESSOR'S PARCEL NUMBER(S): 140-07-702-003 & 140-07-702-002

PROPERTY ADDRESS and/or CROSS STREETS: Lamb Boulevard & Las Vegas Boulevard

TENTATIVE MAP NAME: Hitchin Post Industrial Park Development

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

Brent Childress
 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 11/14/22 (DATE)
 By Brent Childress
 NOTARY PUBLIC: [Signature]

Brent Childress
 Property Owner (Print)



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

10/03/23 PC AGENDA SHEET

LIGHT MANUFACTURING (GRANITE)
(TITLE 30)

JUDSON AVE/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0479-OS HOUSING COMPANY, LLC:

USE PERMIT to allow light manufacturing (granite) in an APZ-2 Overlay District in conjunction with an existing office/warehouse complex on a 0.1 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-117-010 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4650 Judson Avenue
- Site Acreage: 0.1 (portion)/10.5 (overall site)
- Project Type: Light manufacturing
- Number of Stories: 2
- Square Feet: 2,500
- Parking Required/Provided: 63/99

Site Plan

The plan depicts an existing manufacturing facility (fabricating and cutting granite) centrally located on the site within an existing industrial warehouse complex. Parking is located on the north and south sides of the lot. Access to the site is from Judson Avenue and Marion Drive. The loading area is located on the north side of the building. No changes to the site are proposed.

Landscaping

Existing landscaping is located along the street frontage and adjacent to the east and west sides of the building. No changes are proposed or required for this request.

Elevations

The building is 2 stories with the roofline and first story line accentuated by a straight cornice feature. The outside of the building is primarily a beige color with a clay red accent color provided for the cornice feature and roof gutters. Typical commercial windows are provided on the south elevation on both floors. Access to the building is provided by commercial doors on the south and north elevations with metal roll-up doors provided on the north elevation, interior to the site.

Floor Plans

The floor plans depict a 2,500 square foot office/warehouse rental space. The overall space is divided workspace and storage areas for cutting granite.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the business will fit in well with the surrounding existing commercial uses. The business will be open Monday through Friday between 8:00 a.m. and 4:00 p.m., and will not generate much traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0322	Retail sales in conjunction with vehicle maintenance and vehicle 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
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

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1845-99	Modify 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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the proposed use is similar to those uses that are already present within the subject office/warehouse complex (auto repair, light manufacturing, etc.). In the M-D zone, manufacturing must be done indoors so the use should not cause any undue burdens on the neighboring area regarding noise and should fit into the area without issue. Also, the number of people that could congregate at such a facility does not appear to be in a sufficient number to raise concerns about the APZ overlay and potential aircraft accidents, as the use is industrial without the same intensity as a retail use. The proposal appears to comply with Policy 5.3.1 of the Master Plan, which encourages compatible development around military installations. Finally, the uses as proposed would aid in the advancement of Policy 5.5.3, which encourages the expansion of small businesses in Clark County. For these reasons, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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: FRESH GENERAL SERVICES, LLC

CONTACT: FRESH GENERAL SERVICES, LLC, 10041 W. DIABLE DR, LAS VEGAS, NV 89148

10/03/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

EDDINGHAM CT/BRYNHURST DR
S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0505-RALPHS FAMILY TRUST & RALPHS RANDALL J & KIMBERLYN J:

USE PERMITS for the following: 1) allow an accessory structure (shade structure) to exceed one half of the footprint of the principal dwelling; and 2) allow cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the building separation; 2) reduce setback; and 3) increase height in conjunction with an existing single family residence on 0.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Eddingham Court, 526 feet north of Brynhurst Drive within Sunrise Manor. MK/rp/syp (For possible action)

RELATED INFORMATION:

APN:

140-22-415-010

USE PERMITS:

1. Allow the area of a proposed accessory structure (shade structure) to be 2,140 square feet where 1,452 square feet (50% of the footprint of the principal dwelling) is the maximum per Table 30.44-1 (a 47% increase).
2. Allow the cumulative area of all accessory structures (proposed shade structure and existing detached storage building) to be 5,740 square feet where 2,903 square feet (100% of the footprint of the principal dwelling) is the maximum per Table 30.44-1 (a 98% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the building separation between the detached shade structure and the principal structure to 3 feet where 6 feet is required per Table 30.40-2 (a 50% decrease).
b. Reduce the building separation between the detached shade structure and the existing storage building to 1 foot where 6 feet is required per Table 30.40-2 (a 78% decrease).
2. Reduce the side setback of the detached shade structure to 1 foot where 5 feet is required per Table 30.40-2 (an 80% decrease).
3. Increase the height of a detached shade structure to 18 feet where 14 feet is the maximum per Table 30.40-2 (a 29% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1732 Eddingham Court
- Site Acreage: 0.4
- Project Type: Reduce setback and separation, and increase height for the existing accessory structure and detached shade structure.
- Building Height (feet): 18 (detached shade structure)/22 (existing detached storage structure)
- Square Feet: 2,903 (existing principal structure)/2,140 (detached shade structure)/3,600 (existing detached storage building)

Site Plan & Request

The site plan depicts an existing 2,903 square foot single family residence with the front facing Eddingham Court. Per the provided plans the site includes an existing 3,600 square foot storage building and a proposed 2,140 square foot detached shade structure to the west of the existing residence. The applicant is requesting a use permit to build a 2,140 square foot detached shade structure which exceeds 50 percent of the principal residence footprint, and together with the 3,600 square foot existing storage building, exceeds 100 percent of the principal building footprint.

The existing detached storage structure is located to the north of the residence and was approved by UC-0863-06. The proposed detached shade structure is shown to the south of the storage building, and to the west of the residence. The side setback is 1 foot from the west property line, it is separated from the residence by 3 feet and from the existing storage building by 1 foot.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The existing residence is a 2 story home with exterior finish which include stucco. The existing detached storage structure has an overall height of 22 feet, includes stucco to match existing residence. The proposed shade structure has an overall height of 18 feet and is architecturally compatible with the residence.

Applicant's Justification

Per the justification letter, the applicant is requesting to reduce the building separation, reduce setback, and to increase the height requirements. The applicant is also requesting a use permit to allow an existing accessory structure and detached shade structure area to exceed more than 100% of the footprint of the principal residence and allow the detached shade structure area to exceed 50% of the footprint of the principal residence. The applicant states that the detached shade structure use is to take the sun off the northwest side of the principal dwelling. Per the applicant, the shade structure will relieve most of the existing temperatures from both accessory

structures. In addition, that applicant has provided a petition indicating that neighbors are in support of the request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0863-06	Allowed an oversized accessory structure; and allowed architectural variations for an accessory structure	Approved by PC	July 2006

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

UC-0863-06 was approved in 2006 to allow a 3,600 square foot accessory storage building, 22 feet high. The area of that building is a 148% increase in area than what is permitted. Adding another structure, which is a 48% increase than what is permitted, together with both structures results in accessory structures which are almost 100% of an increase than what is permitted. Maximum area and lot coverage regulations are in place to ensure open areas within neighborhoods and within individual lots for residents to enjoy. Staff believes the area of the proposed accessory structure is excessive and does not support the application.

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 #1a, #1b, & #2

The reduction in building separations and setback is a result of the increased area for the detached shade structure. Setbacks provide for open area and aesthetically pleasing streetscapes, as well as prevents impacts to neighbors. Staff does not support this request.

Waiver of Development Standards #3

The applicant is requesting to increase the detached shade structure height to 18 feet where 14 feet is permitted per Table 30.40-2. The increased height, with a dramatically reduced setback may have a negative impact to neighbors. Staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: RANDALL RAPLHS

CONTACT: RANDALL RAPLHS, 1732 EDDINGHAM CT, LAS VEGAS, NV 89156



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

PLANNER COPY
APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE (ZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: 23-0505 DATE FILED: 8/2/23

PLANNER ASSIGNED: _____

TAB/CAC: Sunrise Manor TAB/CAC DATE: 9/14/23

PC MEETING DATE: 10/09/23

BCC MEETING DATE: _____

FEE: \$ 1,150.00

PROPERTY OWNER

NAME: Randall J. Ralphs

ADDRESS: 1792 Edinboro Ct.

CITY: Las Vegas STATE: NV ZIP: 89156

TELEPHONE: 702-624-5571 CELL: 702-624-5511

E-MAIL: randy.ralphs@cox.net

APPLICANT

NAME: Randall J. Ralphs

ADDRESS: 1792 Edinboro Ct.

CITY: Las Vegas STATE: NV ZIP: 89156

TELEPHONE: 702-624-5571 CELL: 702-624-5511

E-MAIL: randy.ralphs@cox.net REF CONTACT ID #: _____

CORRESPONDENT

NAME: Randall J. Ralphs

ADDRESS: 1792 Edinboro Ct.

CITY: Las Vegas STATE: NV ZIP: 89156

TELEPHONE: 702-624-5571 CELL: 5PM

E-MAIL: randy.ralphs@cox.net REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-22-415-610

PROPERTY ADDRESS and/or CROSS STREETS: 1792 Edinboro Ct.

PROJECT DESCRIPTION: Patio Awning Cover

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

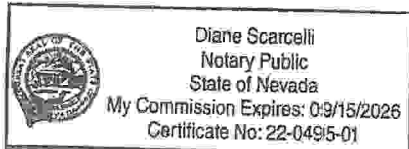
Randall J. Ralphs Property Owner (Signature) RANDALL J. RALPHS Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3-21-23 (DATE)

By Randall J. Ralphs

NOTARY PUBLIC: Diane Scarcelli



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner

23-0505

Justification letter
Shade Structure
1732 Eddingham Ct.
LasVegas, Nevada 89156

02-16-2023

This letter is written for building a new Shade Structure cover along the Northwest side of my residency.

- A- Shade structure is (detached) from house, room edition and accessory building.
- B- Waiver for – height 17' and setbacks 16" along west property line wall.
- C- Special use permit for – sq- footage and materials being used for flat roof design.
- D- Setbacks for front of property from sidewalk to start of shade structure 38' 4" and set back of west property line wall 16" from wall. 5' of distance separating back of shade structure to property line wall.
- E- Distance from shade structure roof edge to house wall 3 ft.
- F- 1' 4" distance from house roof edge to shade structure roof edge.
- G- House sq. footage 3000 Accessory building 3,600 Shade structure 2,060
- H- Distance from shade structure to accessory building 16".

- 01- This area is presently type II area and can easily be covered by a shade structure. The main intent for this new construction is to take the sun off the Northwest side of my dwelling where the radiant heat has for years just baked the side of this house continually for over 10 hours a day though out 8 to 9 months a year.
- 02- There is an approved garage or hobby shop behind my dwelling where the same heat problems exist along the same side of property.

23-0505

- 03-By putting up a shade structure cover 25 feet wide by 80 feet long by 17 feet high, will take most of existing temperatures off of both of these structures and make up to 30% or greater decrease in power bills every month throughout 8 or more months a year.
- 04- There are (3) air conditioners on main house (new type) 3 ½ ton unit on kitchen, (new) 3-ton unit on approved room edition and (brand new) 2 ½ ton unit on upstairs.
- 05-This main house is a 1986 Chism home of 3,000 sq foot with room edition.
- A- All new low E glass and updated windows though out.
 - B- All new updated insulated doors and frames.
 - C- New interior fans installed in every room.
 - D- New computer-controlled sensors and thermostats for balanced air to all rooms.
 - E- New main panel and associated new breakers for electrical service panel.
 - F- The standard electric bill of \$600. A month and up as temperatures rise during the 8 or 9 months each year. This can be decreased as stated above with this new construction of a shade structure along the north west side of property.
 - G- In conclusion: Please find all measurements listed below.
 - A- Length of Patio Awning 80 feet spanning from entry gates to back of property 5 to 7 feet shy of property line wall. (80 feet long).
 - B- The width of property along property line wall is pie shaped and to use widest point as a measurement is 25 foot wide.
 - C- The height will be 17 feet high (overall) with a flat roof being 4" higher at back of shade structure to allow for water run off at front of shade structure.
 - D- There will be a rain gutter along northwest side of shade structure to allow for water run off to front of shade structure rather than any chance of water runoff into neighbor's yard. (Petition already signed by neighbors that would be affected by this new construction.
 - E- 24" by 24" by 18" footers with a 6" by 18" deep round hole to accept 4" double wall schedule 40 steel pipe along with #4 rebar cages of 12" round by 16" high in main footer holes established every 8 foot on center along property line wall and down house and garage side

21-0505

of property. This will have 5-sack concrete poured into each of the footer holes establishing correct stability for posts and roof specs.

F- I am asking for (2) variances:

A- Property line wall -- Post holes are established with a 16" offset from property line wall allowing for no run off into neighbor's property and establishing (lots of room) for fire control for county fire trucks in any area of property just as it now. There will never be a time where fire trucks cannot access this property.

B- Since the width of property is so shallow, based on a pie shape. The full use of this area for needed room and financial expenditures is necessary for the construction of this shade structure

C- 2nd variance is height of 17 feet overall:

D- This takes all heat from the existing northwest side of house wall. (Over 40 feet long by 17 feet high) and transfers heat to shade structure.

E- This also takes heat from northwest side of garage wall (30 feet long by 17 foot high) as well.

F- Height allows for construction equipment to still access back yard and side of house for maintenance and any needed improvements for future use.

G- Concrete flat work below shade structure to replace type II (dirt), existing to be poured at a later date due to initial cost of shade structure.

H- All existing water valves, sewer clean outs, and or electrical pull sites are to be covered in concrete square or round traffic boxes.

Randy Ralph
RANDY RALPHS
H-OWNER
02-16-2023

10/04/23 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAMB BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0516-CPT 2644 N. LAMB BLVD., LLC;

VACATE AND ABANDON a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Alto Avenue; a portion of right-of-way being Cartier Avenue located between Lamb Boulevard and Abels Lane; and a portion of right-of-way being Abels Lane located between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-301-003; 140-17-301-004; 140-17-302-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 5 foot wide portions of right-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane. The vacation of the right-of-way is necessary to accommodate the required 5 foot wide detached sidewalk along the respective streets.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex - expired	Approved by PC	June 2009
TM-0035-09	1 lot industrial subdivision - expired	Approved by PC	May 2009
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	May 2007
DR-0325-07	Office/warehouse complex - expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision - expired	Approved by PC	April 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0275-03	Commercial complex - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D	Undeveloped
East	Business Employment	M-1	Industrial buildings

Related Applications

Application Number	Request
WS-23-0515	A request for waivers of development standards to increase building height, access to local streets, and modified driveway design standards in conjunction with design reviews for a distribution center and increase finished grade is a companion item on this agenda.
TM-23-500108	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County 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 recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRB)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CPT 2644 N. LAMB BOULEVARD

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VC-23-0516</u>	DATE FILED: <u>8/4/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MNO</u>	TABCAC: <u>SUPRESE MANOR</u>
		PC MEETING DATE: _____	BCC MEETING DATE: <u>10/4/23 @ 9:00 A.M.</u>
		FEE: <u>\$ 875.00</u>	

PROPERTY OWNER	NAME: <u>CPT 2644 N Lamb Blvd. LLC</u>
	ADDRESS: <u>19700 S Vermont Ave., Suite 101</u>
	CITY: <u>Torrance</u> STATE: <u>CA</u> ZIP: <u>90502</u>
	TELEPHONE: <u>(310)354-2466</u> CELL: <u>(310)707-3327</u>
	E-MAIL: <u>wmcphee@omprop.com</u>

APPLICANT	NAME: <u>CPT 2644 N. Lamb Blvd. LLC - Timur Tecimer</u>
	ADDRESS: <u>19700 S Vermont Ave., Suite 101</u>
	CITY: <u>Torrance</u> STATE: <u>CA</u> ZIP: <u>90502</u>
	TELEPHONE: <u>(310)354-2466</u> CELL: <u>(310)707-3327</u>
	E-MAIL: <u>wmcphee@omprop.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JaLynn Zito</u>
	ADDRESS: <u>6671 Las Vegas Blvd. South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702)786-1837</u> CELL: _____
	E-MAIL: <u>jalynn.zito@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-17-301-003, 140-17-301-004, 140-17-302-004

PROPERTY ADDRESS and/or CROSS STREETS: 2644 N Lamb Blvd, 4370 E Cartier Ave, 4390 E Cartier Ave

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Property Owner (Signature)*

Timur Tecimer

Property Owner (Print)

STATE OF NEVADA
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
By _____
NOTARY PUBLIC: _____

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

Kimley»Horn

March 7, 2023

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155-1741

RE: Justification Letter – Lamb Blvd & Cartier Ave
Request: Vacations

To Whom It May Concern:

On behalf of our client, Overton Moore Properties, we are requesting to vacate Right-of-Way within the project for development along Lamb Blvd, Abels Ln and Cartier Ave. The project site consists of 18.11 gross acres situated on the east side of Lamb Boulevard, APN 140-17-301-003, 140-17-301-004, and 140-17-302-004. Other application associated with this project is APR-22-101427.

All right-of-ways need to be vacated to match the standards for right-or-ways in the Clark County.

We would appreciate your favorable consideration of these vacations. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,
KIMLEY-HORN & ASSOCIATES, INC.

Treasea Wolf, P.E.
Practice Builder

PLANNER
COPY

10/04/23 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

LAMB BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0515-CPT 2644 N. LAMB BLVD., LLC;

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) allow access to a local street; and 3) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-301-003; 140-17-301-004; 140-17-302-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height up to 55 feet where a maximum height of 50 feet is permitted per Table 30.40-5 (a 10% increase).
2.
 - a. Allow access to a local street (Cartier Avenue) where access to a local street is not permitted per Table 30.56-2.
 - b. Allow access to a local street (Abels Lane) where access to a local street is not permitted per Table 30.56-2.
3.
 - a. Reduce throat depth to zero feet for a driveway along Lamb Boulevard where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce throat depth to 20 feet for a driveway along Abels Lane where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).
 - c. Reduce throat depth to 12 feet for driveways along Cartier Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2644 N. Lamb Boulevard & 4370 to 4390 E. Cartier Avenue
- Site Acreage: 18.4
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 55
- Square Feet: 368,270
- Parking Required/Provided: 185/237

Site Plans

The plans depict a proposed development consisting of a 1 story distribution center located on a 18.4 acre site. The distribution center has been designed with the following setbacks: 1) 67 feet from the west property line along Lamb Boulevard; 2) 74 feet from the south property line along Cartier Avenue; 3) 71 feet from the east property line along Abels Lane; and 4) 180 feet from the west property line adjacent to the existing warehouse development. The distribution center requires 185 parking spaces where 237 parking spaces are provided. Parking for the building is located along the north, south, and east sides of the building. Fifty-eight dock high loading doors are located on the north side of the building, facing towards the warehouse developments to the north. The dock high loading doors are not visible from the public right-of-way. To the north of the loading/unloading area are 89 spaces designated for the storage of trailers. The storage area for the trailers is set back between 67 feet to 74 feet from Lamb Boulevard and Abels Lane, secured by an 8 foot high metal fence, and will be screened from the right-of-way by interior and street landscaping. Access to the project site is granted via single commercial driveways along Lamb Boulevard and Abels Lane, and 2 commercial driveways along Cartier Avenue. Waivers of developments are required to reduce the throat depth for the driveways along Lamb Boulevard, Cartier Avenue, and Abels Lane. Five foot wide detached sidewalks are provided along Lamb Boulevard, Cartier Avenue, and Abels Lane. A design review to increase finished grade is also part of this request. The largest increase to finished grade, up to 10 feet, occurs within the central portion of the project site.

Landscaping

The plans depict a 15 foot wide street landscape area, including a 5 foot wide detached sidewalk, along Lamb Boulevard, Cartier Avenue, and Abels Lane. The street landscape area consists of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a proposed distribution center measuring up to 55 feet in height to the top of the parapet wall, necessitating a waiver of development standards. The majority of the building measures between 43 feet to 50 feet in height, with a varying roofline. The increase in building height is located along the west elevation of the building, orientated towards Lamb Boulevard with adjacent industrial development to the west, and a small portion of the north elevation that faces towards existing warehouse buildings to the north. The plans depict 58 dock high loading

doors, located along the north side of the building, orientated towards the existing warehouses immediately north of the project site. The exterior of the distribution center will be designed with concrete tilt-up panels that will be painted with varying shades of gray. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict an open floor consisting of 368,270 square feet that will be utilized as a distribution center. Accessory office space, consisting of 10,000 square feet, is included within the overall floor area of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

At the North Lamb Boulevard driveway the applicant requests a throat depth waiver for zero feet where 75 feet is required. To mitigate this request, the applicant is providing a drive aisle of 95 feet and 4 inches to the eastern interior of the site, and a 75 foot and 2 inch drive aisle to the south before any potential conflicts arise. At the Abels Lane driveway, the applicant requests a throat depth waiver for 20 feet where 75 feet is required. However, the applicant is providing a 109 foot and 3 inch drive aisle to the western interior of the site, and a 64 foot and 2 inch drive aisle to the south before any potential conflicts arise. Importantly, the North Lamb Boulevard driveway and Abels Lane driveway do have a drive aisle opening within the 75 foot throat depth requirement.

Additionally, semi-trucks will not be turning right off of North Lamb Boulevard or left off of Abels Lane to park within the parking lot; therefore, the 75 foot throat depth intent is being met. These 2 driveways (North Lamb Boulevard and Abels Lane) are the only driveways that will be used by semi-trucks. For the remaining easterly and westerly Cartier Avenue driveways, the applicant requests throat depth waivers for 12 feet where 75 feet is required. The applicant is providing additional queuing areas of 53 feet (west) and 63 feet (east) to meet the intent for queuing. The Cartier Avenue driveways will not be used for semi-truck access. The applicant is also requesting a waiver to allow for access from Cartier Avenue and Abels Lane. Cartier Avenue and Abels Lane are designated as local streets. The requested waivers will not impact the on-site circulation as the site is designed with long drive aisles to allow for adequate movement to and from the loading docks as well as providing enough room for on-site stacking to avoid back-up onto the rights-of-way. A waiver of development standards is requested to allow portions of the building-up to 55 feet in height. The entirety of the building is not 55 feet in height.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex - expired	Approved by PC	June 2009

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0035-09	1 lot industrial subdivision - expired	Approved by PC	May 2009
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	May 2007
DR-0325-07	Office/warehouse complex - expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision - expired	Approved by PC	April 2007
UC-0275-03	Commercial complex - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D	Undeveloped
East	Business Employment	M-I	Industrial buildings

Related Applications

Application Number	Request
TM-23-500108	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
VS-23-0516	A vacation and abandonment for rights-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has no objection to the increase in building height as the additional 5 feet is utilized to create a parapet wall with varying rooflines that screen rooftop mounted equipment. Furthermore, the increase in building height is located along the west elevation of the building, orientated towards Lamb Boulevard with adjacent industrial development to the west, and a small portion of the north elevation that faces towards existing warehouse buildings to the north. The increased wall height should have minimal to no impact on the surrounding properties; therefore, staff recommends approval.

Waiver of Development Standards #2

Staff has no objection to permitting access to the local streets Abels Lane and Cartier Avenue. The portion of Cartier Avenue, located between Lamb Boulevard and Abels Lane, will serve the proposed distribution center and the future development of the M-D zoned parcels to the south of the project site. The portion of Abels Lane, located between Cartier Avenue and Alto Avenue, will serve the proposed distribution center, the warehouse developments to the north, and the industrial buildings to the east. These specific portions of Cartier Avenue and Abels Lane do not serve any single family residential developments; therefore, access to the local streets should have minimal to no impact on the surrounding land uses and properties. Furthermore, access to the local streets provides better on-site circulation for the distribution center, in addition to providing secondary points of access for emergency personnel. Therefore, staff recommends approval of this request.

Design Review #1

The intent of the M-D zoning district is to provide an area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses. Furthermore, the Business Employment land use designation encourages primary land uses of office, distribution centers, warehouse/flex space, technology, and light-industrial uses. The design of the proposed distribution center and warehouse building complies with the intent and requirements of the Development Code and Master Plan. Staff finds that the buildings comply with the Master Plan which encourages breaking-up the mass of the buildings through height variations. Furthermore, the Master Plan encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed distribution center is compatible and complimentary to the warehouses to the north and west, and the industrial buildings to the east; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for each of the commercial driveways. The applicant worked with staff to provide additional landscape buffers before encountering the first parking space. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards.
- 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 the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- 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 #0291-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CPT 2644 N. LAMB BOULEVARD

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0515</u> DATE FILED: <u>8/4/23</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>9/14/23</u> PC MEETING DATE: <u>-</u> @ <u>6:30 P.M.</u> BCC MEETING DATE: <u>10/4/23 @ 9:00 A.M.</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>CPT 2644 N. Lamb Blvd LLC</u> ADDRESS: <u>19700 S Vermont Ave, Suite 101</u> CITY: <u>Torrance</u> STATE: <u>CA</u> ZIP: <u>90502</u> TELEPHONE: <u>(310)354-2460</u> CELL: <u>(310)503-8727</u> E-MAIL: <u>itecimer@omprop.com</u>
	APPLICANT NAME: <u>CPT 2644 N. Lamb Blvd LLC</u> ADDRESS: <u>19700 S Vermont Ave, Suite 101</u> CITY: <u>Torrance</u> STATE: <u>CA</u> ZIP: <u>90502</u> TELEPHONE: <u>(310)354-2466</u> CELL: <u>(310)707-3327</u> E-MAIL: <u>wmophee@omprop.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702)792-7000</u> CELL: <u>(702)792-7048</u> E-MAIL: <u>apierca@kcwvlaw.com</u> REF CONTACT ID #: <u>184674</u>

ASSESSOR'S PARCEL NUMBER(S): 140-17-301-003 & 004; 140-17-302-004

PROPERTY ADDRESS and/or CROSS STREETS: 4390 E. Cartier

PROJECT DESCRIPTION: Design Review for a warehouse industrial project

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


TEMUR TECIMER
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) *See attached*

By _____

NOTARY PUBLIC: _____

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

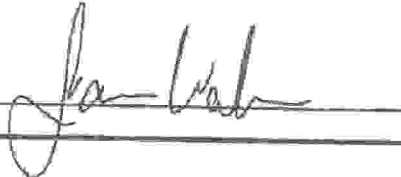
On 10/18/2022 before me, Janine Walker, Notary Public
(insert name and title of the officer)

personally appeared Timur Tecimer
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in
his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the
person~~s~~, or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcrlaw.com
702.792-7000

July 14, 2023

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89118
Tel: 702.792.7000
Fax: 702.796.7191

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0287

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**PLANNER
COPY**

**Re: *Revised Justification Letter –Design Review for Distribution Facility, and Waiver of Development Standards
Overton Moore Properties
APNs: 140-17-301-003, 004, and 140-17-302-004***

To Whom It May Concern:

Please be advised this office represents Overton Moore Properties (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 18.11 acres, north of East Carey Avenue and east of North Lamb Boulevard. The property is more particularly described as Assessor’s Parcel Numbers 140-17-301-003, 004, and 140-17-302-004 (the “Site”). The Applicant is requesting a design review and waiver of development standards to allow for a distribution facility.

The Site is zoned M-D and is surrounded by similarly-zoned parcels (M-1 and M-D) to the immediate north, south, east, and west, with residential to the southwest corner. The proposed distribution facility use is compatible with the surrounding area considering the M-D uses directly to the north and west, M-1 use to the east, and M-D zoned parcels to the south. The current proposal for a new distribution facility is no more intense than what exists in the area currently, and therefore, will not negatively impact the surrounding area.

Design Review

The Applicant is proposing one building for a total of 368,270 square feet. The proposed building has a maximum height of approximately 43 feet where 50 feet is permitted in M-D, and will be comprised of painted metal panels, architectural enhancements, a flat roofline, and large decorative windows.

Access to the Site is proposed from four access points: one driveway along North Lamb Boulevard, one driveway along Abels Lane, and two driveways along Cartier Avenue (easterly and westerly). The loading zones do not face any right-of-ways but rather towards existing industrial developments that is similarly zoned M-D. The Applicant is providing a total of 326 parking spaces, including 237 auto parking spaces and 89 trailer parking spaces, where 185 are

required. The Applicant is also providing the required landscaping along the arterial perimeter per Code requirements to ensure shade and visual relief.

Additionally, the Applicant is requesting a design review to allow for increased fill up to 10 feet where 36-inches is permitted. Due to the topography of the Site, and the large slope difference across the Site, the increase in fill is required in order to develop the project. Additionally, drainage constraints require the finished floor to be raised above the existing surface. Without the raised building, the Site would not have positive drainage.

Waiver of Development Standards

The Applicant is requesting throat depth waivers for driveway access for each of its driveways as they don't meet the throat depth distance requirement as measured per CCAUSD 222.1. However, the intent of throat depth and queuing requirements are being met with the proposed configurations. The Applicant has four driveways and 326 total parking spaces (including trailer stalls), therefore all driveways require a minimum throat depth of 75 feet, as there is through-access around the entire Site.

As measured per CCAUSD 222.1, at the North Lamb Boulevard driveway the Applicant requests a throat depth waiver for 0 feet where 75 feet is required. However, the Applicant is providing a drive aisle of 95 feet and 4 inches to the eastern interior of the Site, and a 75 foot and 2 inch drive aisle to the south before any potential conflicts arise.

At the Abels Lane driveway, the Applicant requests a throat depth waiver for 20 feet and 8 inches where 75 feet is required. However, the Applicant is providing a 109 foot and 3 inch drive aisle to the western interior of the Site, and a 64 foot and 2 inch drive aisle to the south before any potential conflicts arise.

Importantly, the North Lamb Boulevard driveway and Abels Lane driveway do have a drive aisle opening within the 75' throat depth requirement. Additionally, semi-trucks will not be turning right off of North Lamb Boulevard or left off of Abels Lane to park within the parking lot, and therefore the 75' throat depth intent is being met. These two driveways—North Lamb Boulevard and Abels Lane—are the only driveways that will be used by semi-trucks.


For the remaining easterly and westerly Cartier Avenue driveways, the Applicant requests throat depth waivers for 12 feet and 7 inches where 75 feet is required. The Applicant is providing additional queuing areas of 53 feet (west) and 63 feet (east) to meet the intent for queuing. The Cartier driveways will not be used for semi-truck access.

Lastly, the Applicant is requesting a waiver to allow for access from Cartier Avenue and Abels Lane. Cartier Avenue and Abels lanes are designated a local streets. The requested waivers will not impact the on-site circulation as the Site is designed with long drive aisles to allow for adequate movement to and from the loading docks and well as providing enough room for onsite stacking to avoid backup onto the rights of way.



Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL


Jennifer Lazovich

/mkr

10/04/23 BCC AGENDA SHEET

LAMB BLVD & CARTIER AVE
(TITLE 30)

LAMB BLVD/CARTIER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500108-CPT 2644 N. LAMB BLVD., LLC:

TENTATIVE MAP consisting of 1 industrial lot on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-301-003; 140-17-301-004; 140-17-302-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2644 N. Lamb Boulevard & 4370 to 4390 E. Cartier Avenue
- Site Acreage: 18.4
- Number of Lots: 1
- Project Type: Distribution center

The plans depict a 1 lot industrial subdivision consisting of 18.4 acres located at the northeast corner of Lamb Boulevard and Cartier Avenue. Access to the project site will be granted via 2 commercial driveways along Cartier Avenue, 1 driveway adjacent to Lamb Boulevard, and 1 driveway along Abels Lane. A 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is provided along Lamb Boulevard, Cartier Avenue, and Abels Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex - expired	Approved by PC	June 2009
TM-0035-09	1 lot industrial subdivision - expired	Approved by PC	May 2009

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	May 2007
DR-0325-07	Office/warehouse complex - expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision - expired	Approved by PC	April 2007
UC-0275-03	Commercial complex - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D	Undeveloped
East	Business Employment	M-1	Industrial buildings

Related Applications

Application Number	Request
WS-23-0515	A request for waivers of development standards to increase building height, access to local streets, and modified driveway design standards in conjunction with design reviews for a distribution center and increase finished grade is a companion item on this agenda.
VS-23-0516	A vacation and abandonment for rights-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards.
- 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 the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0291-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CPT 2644 N. LAMB BOULEVARD

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

10/04/23 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

LAMB BLVD/LAKE MEAD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0449-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

USE PERMITS for the following: 1) allow a vehicle wash as a principal use within the APZ-2 Overlay District; 2) allow a service bay door facing a street without screening; and 3) reduce the separation of a vehicle wash from a residential use.

DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed vehicle wash facility on a portion of 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-201-015 ptn

USE PERMITS:

1. Permit a vehicle wash facility within the APZ-2 Overlay District where required per Table 30.48.
2. Allow a service bay door facing a street (Lake Mead Boulevard) without screening where screening is required per Table 30.44-1.
3. Reduce the separation between a vehicle wash facility and a residential use to 82 feet where 200 feet is the minimum per Table 30.44-1 (a 59% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 42 inches (3.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 17% increase).
2. Vehicle wash facility.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2020 Lamb Boulevard
- Site Acreage: 3.8 (portion)

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 5,616
- Parking Required/Provided: 6/28

Site Plan

The plan depicts an undeveloped 3.8 acre site at the northwest corner of Lake Mead Boulevard and Lamb Boulevard. The plans show the proposed vehicle wash facility will be located within the northern portion of the site with a previously approved convenience store, vehicle service, and gasoline station facility (UC-18-0168) located in the southern portion of the site. The proposed vehicle wash building is in the northwest corner of the overall site and is set back 82 feet from the northern property line, 160 feet from the eastern property line, and 93 feet from the western property/Lamb Boulevard right-of-way. The building is shown to be 5,616 square feet. The plans indicate that residential uses are present to the north and east. The vehicle wash building is surrounded on all 4 sides by either a drive aisle or parking lot. A canopy and pay stations are provided approximately 96 feet to the east of the vehicle wash building with a setback of 27 feet from the property line with the adjacent manufactured home park. Vacuum stalls are provided to the west of the vehicle wash building. The site is accessed by 2 commercial driveways along Lamb Boulevard, with the northern most driveway being exit only and the central driveway being shared between the vehicle wash and development to the south. A shared access driveway is shown along Lake Mead Boulevard. Parking is provided in 2 lots 1 to the immediate west of the vehicle wash building and 1 to the southeast of the building. The lot to the southeast contains 6 parking spaces mainly for employees and the lot to the west contains 22 parking spaces that also serve as vacuuming stalls. The provided cross sections show that a maximum grade increase of 3.5 feet is required. The cross sections show that this increase in grade is primarily needed along the building edges to deal with differences in elevation from the street and surrounding development.

Landscaping

The plans show that a significant amount of street and perimeter landscaping has been provided on the site. The plans show that along the northern and eastern perimeters of the subject site, an intense landscape buffer has been provided per Figure 30.64-12. The intense landscape buffer consists of Shoestring Acacia (*Acacia Stenophylla*) and Coolibah (*Eucalyptus Microtheca*) trees spaced 10 feet on center in 2 rows. In addition, a 6 foot decorative wall is being placed along the perimeter as well. Along the street, 6 Desert Willow (*Chilopsis linearis*) trees, 3 Red Push Pistache (*Pistacia x Red Push*) trees, and 1 Shoestring Acacia have been provided for a total of 10 trees where 9 trees are required. The trees have been provided in a single row behind the attached sidewalk within 20 foot landscape strips. Trees are generally spaced 25 feet on center. Within the employee parking area, terminating islands along with a large, landscaped area in front of the parking spaces is provided with 6 parking spaces between the islands with Red Push Pistache trees being the main tree provided. Within the vacuum parking area, along the west side of the parking area terminating islands are provided with a 20 foot landscape strip in front of the parking spaces with 12 parking spaces between the islands with Red Push Pistache and Desert Willow trees being mainly provided. On the east side of the parking lot 3 landscape islands are provided with 5 parking spaces between islands and Red Push Pistache trees provided within the

islands. To the east of vehicle wash building, 79 foot to 108 foot landscaped area with various trees and shrubs has been provided as an additional buffer to the residential area to the east.

Elevations

The plans depict a 30 foot tall vehicle wash building. The exterior of the building will consist mainly of painted CMU block and foam paneling. The main portion of the building will consist of white painted EIFS foam paneling with various grey paneling interspersed and grey painted CMU block used to break-up to the façade. Black and pink foam trim is used along pop-out and articulations as an accent. A tilted metal roof is also used in the central portion of the building while the rest of the building contains a flat roof with alternating articulation heights. Open air windows are provided at periodic interval along the east and west sides of the building with a commercial window door system for internal access found in the northeast corner of the building. The elevations also depict the pay station canopy to be 17 feet tall with similar white, black, grey, and pink EIFS siding.

Floor Plan

The plan indicates the interior spaces of the vehicle wash building total 5,616 square feet with most of the space taken-up by a 3,700 tunnel where the washing occurs and a 1,202 square feet mechanical room for care of the mechanical equipment occurs. The remaining space is taken-up by an office space located in the northeast portion of the building that contains an office, lobby, breakroom, and bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the vehicle wash at the subject site is compatible with the surrounding area due to the previously approved convenience store and gasoline station to the south. In addition, they state that the vehicle wash building has been sited to mitigate any noise disturbances and an intense landscape buffer had been used to reduce any disturbance to the surrounding neighbors. As a result, the applicant states that they do not believe that the vehicle wash use nor the increase in grade should impact the neighboring residential uses due to the mitigation measures proposed, and that the proposal complies with Title 30 and the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500081	1 lot commercial subdivision - expired	Approved by PC	August 2023
ET-23-400048 (UC-18-0168)	Third extension of time for a vehicle service facility	Approved by BCC	July 2023
WS-21-0380	Modifications to an approved convenience store and gasoline station	Approved by BCC	August 2021
DR-19-0031	Increased finished grade	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0672	Vehicle paint and body shop in conjunction with a previously approved vehicle service facility	Approved by BCC	October 2018
WC-18-400198 (ZC-18-0168)	Waived the conditions of a zone change to allow a vehicle paint shop	Approved by BCC	October 2018
TM-18-500131	1 lot commercial subdivision - expired	Approved by PC	September 2018
WC-18-400054 (ZC-0307-11)	Waived the conditions of zone change requiring 24 inch box trees only within street landscape areas	Approved by BCC	April 2018
UC-18-0168	Vehicle service complex with convenience store, gasoline station, tire sales and installation, vehicle maintenance, vehicle paint and body shop, vehicle repair, vehicle rental, and vehicle sales	Approved by BCC	April 2018
TM-0125-12	1 lot commercial subdivision - expired	Approved by PC	January 2013
ZC-0307-11	Reclassified the site from R-E, R-T, R-4, and C-2 zoning to M-D zoning for a convenience store and service station	Approved by BCC	August 2011
ZC-1083-00	Reclassified the site to R-T zoning for Title 30	Approved by BCC	September 2000
VC-1003-96	Allowed a 6 foot block wall along Lamb Boulevard with reduced mobile home setbacks and landscaping - expired	Approved by PC	July 1996
ZC-1161-94	Reclassified the site from R-2 and R-4 zoning to C-2 zoning for a shopping center - reduced to C-1 zoning - expired	Approved by BCC	November 1994
VC-422-90	Permit 10 existing mobile homes within an existing nonconforming mobile home park and a 10 foot screen wall - expired	Approved by PC	August 1990
VC-573-83	Allowed recreational vehicles as residences within an existing nonconforming mobile home park - expired	Approved by BCC	February 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-T, M-D, & C-2	Single family residential, body shop, & retail complex
South	Neighborhood Commercial	C-1	Restaurant & retail building
East	Business Employment	R-T	Manufactured home park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use; Public Use; & Business Employment	C-2 & R-2	Convenience store, gasoline station, place of worship, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

The purpose of the special use permit for certain uses within the APZ-2 Overlay is to evaluate whether the proposed use is compatible with the particulars of aircraft operation and how the uses might be impacted by the operation of aircraft overhead. Staff finds that a vehicle wash should not be greatly impacted, as a vehicle wash generally does not have a significant number of people located on-site for a prolonged amount of time should an accident occur. In addition, staff finds that the vehicle wash would produce less people in a certain area than the surrounding manufactured home park to the east and would be similar to the previously approved convenience store and gasoline station to the south. For these reasons, staff can support this use permit.

Use Permit #2

The purpose of requiring screening of vehicle wash bay doors and streets is to reduce any possible distractions that may result due to a clear view into the bay. Staff finds that if the proposed convenience store and gasoline station are constructed as proposed there will be sufficient screening between the gasoline canopy and provided street landscaping along Lake Mead Boulevard. In addition, even if the proposed gasoline canopy and street landscaping are not installed, there is still several hundred feet between Lake Mead Boulevard and the car wash bay to prevent any real noticeable distractions from disturbing motorist. For these reasons, staff can support this use permit.

Use Permit #3

In general, a physical separation between a vehicle wash and residential uses is advisable due to the noise generated by the wash and the cars on-site, the intense smells that can be caused by the wash and idling cars, and due to visual disturbance that such a use can cause. Staff finds that the orientation of the building in a north-south direction with bays facing away from most of the residential uses to the west should help reduce the dispersion of noise from the building. In addition, staff finds that much of the noise from a vehicle wash can come from the vacuum stalls,

which are buffered from the residential uses by both landscaping and the vehicle wash building itself. Additionally, a significant intense landscape buffer with a new block wall with additional landscape between the building and buffer should help to muffle and mitigate any noise or adverse issues on site. For these reasons, staff can support this use permit.

Design Review #2

While staff does have concerns with the location of the vehicle wash next to mostly residential areas to the north and east, staff finds that the vehicle wash building has been sited to mitigate negative effects, and landscaping has been provided to also help on this end. In addition, the surrounding area appears to be transitioning to a more commercial nature with convenience store and gasoline stations to the south and west. Staff also finds that the vehicle wash building itself is attractive and should contribute to the aesthetics of the surrounding area. The vehicle wash site has also been integrated with the convenience store and gasoline station to the south, which the combination should help building-up both businesses. Lastly, the development of the site is in-fill in nature, which supports Master Plan Policy 1.4.4. For these reasons, staff can support this design review.

Public Works - Development Review

Design Review #1

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

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

- Landscaping shall be provided per plans;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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

- 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 Nevada Department of Transportation (NDOT) permits may be required.

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 #0301-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LUV CARWASH

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

10/04/23 BCC AGENDA SHEET

SCHOOL
(TITLE 30)

ALTO AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0513-SCHOOL BOARD OF TRUSTEES:

ZONE CHANGE to reclassify 17.8 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to a P-F (Public Facility) (AE-65 & AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.

DESIGN REVIEW for a proposed middle school (Von Tobel Middle School - relocation).

Generally located on the south side of Alto Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-302-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth to 19 feet for a driveway along Alto Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).
- b. Reduce throat depth to 12 feet for a driveway along Walnut Road where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
- c. Reduce driveway departure distance to 78 feet where 190 feet is required (Walnut Road) per Uniform Standard Drawing 222.1 (a 58% reduction).
- d. Reduce driveway radii to 13 feet where 15 feet is the minimum per Uniform Standard Drawing 222.1 (a 13% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.8
- Project Type: Public middle school (Von Tobel Middle School - relocation)
- Number of Stories: 1 & 2

- Building Height (feet): 24.5 (Building A)/26.5 (Building B)/43 (Building C)/36 (Building D)/19.5 (Building E)
- Square Feet: 148,395
- Parking Provided: 143

Site Plan

The proposed relocated Von Tobel Middle School (school) is located on 17.8 acres at the southwest corner of Alto Avenue and Walnut Road. The main entry and driveways to the school are located on Alto Avenue, along with the employee and visitor parking areas. The bus drop-off is located on-site with driveway access to Walnut Road. The school consists of 5 buildings which are centrally located on the site, with the main entrance facing north. Traditional exterior school facilities include a soccer field, basketball courts, tennis courts, shade canopies, and a location for future portable buildings located west of the main instructional building.

Landscaping

The plan depicts street landscaping consisting of varying widths from 10 feet wide to 36 feet wide. Plans show 10 foot wide attached sidewalk along all streets with trees and landscaping behind the attached sidewalk. Additional trees are located along the west property line. Landscaping consists of a mixture of shrubbery adjacent to the curb and trees. Drought tolerant materials are used around the building and along the street perimeter of the parking area. The main portion of the campus is enclosed by 6 foot or 8 foot high chain-link fencing and gates.

Elevations

The plan depicts 5 buildings with a height ranging from 19 feet to 43 feet. The building has varying rooflines and consists of painted CMU and EIFS finish, metal decorative materials, a combination of standing seam metal roofing and parapets, along with storefront window and door systems. Additionally, the buildings will meet the requirements for noise reduction within the Airport Environs Overlay District.

Floor Plans

While floor plans are not provided per NRS 393.045, the plans indicate there are 51 classrooms with administrative offices, and gymnasium. Building A consists of 1 story with 8,898 square feet, Building B consists of 1 story with 15,524 square feet, Building C consists of 2 stories with 89,402 square feet, Building D consists of 2 stories with 34,277 square feet (gym/theater), and Building E (mechanical yard) consists of 1 story with 780 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed school is to provide for the relocation of Ed Von Tobel Middle School, which is currently located at 2436 Pecos Road, and was constructed in 1965. Students will remain on the existing site until the new location is completed. Once, the proposed school is constructed, the existing campus will become a swing campus for other school construction projects in the area.

The proposed relocated middle school is projected to begin construction in fall 2024 and to open in fall 2026 to meet the educational needs of community children. The proposed school will be developed to accommodate students and staff for grades 6 through 8.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Business Employment	R-4, R-2, & R-E	Single family residential & undeveloped
West	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

This site is designated Business Employment in the Master Plan, and the request is a conforming zone boundary amendment. Part of the request is to reclassify the site into a zoning district that is more appropriate for the proposed use on the site. Staff finds the proposed zoning is compatible with the existing and approved land uses in the area. Staff can support the zone change request.

Waiver of Development Standards

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

Design Review

Staff finds the design and heights of the proposed buildings are appropriate for the area. Specifically, the design of the building elevations, include varied architectural elements, transitions between differing building scales, and intensities. Adequate setbacks have been provided for the buildings and landscaping is provided along the perimeter of the school. Furthermore, the pick-up and drop-off area is located on the north and east sides of the building and should allow on-site queuing and circulation of vehicles which may not impede traffic on the public streets. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1a & #1b

Staff has no objection to the reduction in throat depth for the Alto Avenue driveway and northernmost driveway on Walnut Road. The driveways will be mainly used for school staff and only see traffic twice a day. The applicant provided landscape buffers adjacent to the driveway that will improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #1c & #1d

Staff has no objection to the reduction in departure distance, and the radii for the egress only driveway on Walnut Road. The driveway is only for buses. Staff finds that the reductions will still allow for the buses to access the site without stacking in the right-of-way.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 the waiver 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;
- Traffic study and compliance;
- Full off-site improvements.

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 #0180-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT
CONTACT: CLARK COUNTY SCHOOL DISTRICT - REAL PROPERTY
MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-23-0513</u> DATE FILED: <u>8/3/2023</u> PLANNER ASSIGNED: <u>LMA</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>9/14/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/2023</u> FEE: <u>WAIVED</u>
	PROPERTY OWNER NAME: <u>Clark County School Board of Trustees</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Clark County School District</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Paulette Marshall, CCSD - Real Property Management</u> ADDRESS: <u>1180 Military Tribute Place</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 799-5214 ext. 5414</u> CELL: <u>(725) 265-0763</u> E-MAIL: <u>Marshp1@nv.ccsd.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-18-302-001

PROPERTY ADDRESS and/or CROSS STREETS: SWC Alto Ave. & N. Walnut Rd.

PROJECT DESCRIPTION Relocate Ed Von Tobel Middle School on new APN

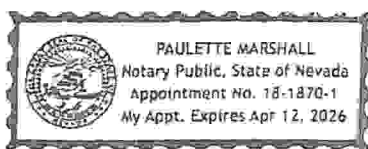
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Richard J. Baldwin Richard J. Baldwin
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 6, 2023 (DATE)
 By RICHARD J. BALDWIN

NOTARY PUBLIC: Paulette Marshall



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



CLARK COUNTY
SCHOOL DISTRICT

BOARD OF SCHOOL TRUSTEES

Paulyn Correa Morales, President
Lola Brooks, Vice President
Irene Bustamante Adams, Clerk
Linda E. Casarez, Member
Lisa Gaurman, Member
Katie Williams, Member
Brenda Zamora, Member

Jesus E. Irua, Ed.D., Superintendent

July 18, 2023

VIA UPLOAD

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

Re: Zone Change, Design Review and Waiver of Development Standards for
The Relocation of Ed Von Tobel Middle School on a New Site
Revised Justification Letter

20-23-0513

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully request approval of a Zone Change, Design Review and Waiver of Development Standards (WS) for the relocation of Ed Von Tobel Middle School (School). The School is currently located at 2436 N. Pecos Rd., Las Vegas, Nevada 89115 (Assessor's Parcel Number [APN] 140-18-401-001) but is being re-built on a new APN: 140-18-302-001 *at the southwest corner of Alto Avenue and North Walnut Road (New School)*. The New School site is zoned R-E (Rural Estates Residential) and the District is requesting P-F (Public Facility) zoning at this time. *The District is also requesting a design review for a middle school and waivers to allow alternative driveway entrances, approach and departure distance reductions as well as throat depth reductions.* The New School site is on an approximate 17.78 acre property.

The District has determined the School is past its useful lifecycle and is in need of replacement. The School was originally constructed in 1965 and during the current 2022-2023 school year (SY) had a capacity of approximately one-thousand two-hundred forty-six (1,246) students. The 2023-2024 SY has a projected enrollment of nine-hundred twenty-seven (927) students. Construction of the School will commence after the 2024-2025 SY and open in the 2026-2027 SY. *The students will be staying on the existing School site to minimize disruption in learning. Once the New School has been constructed, the students will begin occupying those facilities at the beginning of the 2026-2027 SY.* The existing School on the current site will be utilized as a swing campus for other school construction projects.

The New School will have 51 classrooms and a gross building square footage of approximately 148,101 contained within *five* buildings: Building A (Administration), Building B (Commons), Building C (Classrooms) and Building D (Gym/Theater) *and Building E (Mechanical Yard)*. The buildings are designed with CMU walls, standing seam metal panels and metal wall panels. The building elevations are a combination of standing seam metal roofs and flat roofs with parapets.

Building A is a single story building with a maximum height of 24'-4". The Administration building is located on the north portion of the site near Alto Avenue, consists of 8,898 sq. ft. and is setback more than 212' from the northern property line and over 292' from the multi-family residential buildings located to the north across Alto Avenue.

Building B is a single story building with a maximum height of 26'-6". The Commons building is located on the northwest portion of the site near Alto Avenue, consists of 15,524 sq. ft. and is setback more

than 212' from the northern property line, over 292' from the multi-family residential buildings located to the north across Alto Avenue and over 140' from the residential properties located to the west. There will be additional landscape buffering along the western perimeter wall to eliminate any potential building intrusion.

Building C is a two story building with a maximum height of 43'-0". The Classroom building is located on the middle portion of the site, consists of a total of 89,402 sq. ft. (Level 1 at 44,290 sq. ft. and Level 2 at 45,112 sq. ft.) and is setback more than 668' from the southern property line, over 133' from the residential properties located to the west and 173' from the residential properties located across Walnut Road, which includes the bus lane, a landscaping buffer and an 80' right-of-way. There will be additional landscape buffering along the western perimeter wall to eliminate any potential building intrusion.

Building D is a single story building with two story elements and a maximum height of 36'-0". The Gym/Theater building is located on the northeast portion of the site near Alto Avenue, consists of 34,277 sq. ft. and is setback more than 212' from the northern property line and over 56' from the eastern property line. Building D is setback over 292' from the multi-family residential buildings located to the north across Alto Avenue and over 136' from the residential properties located east across Walnut Road, which includes a landscaping buffer and an 80' right-of-way.

Building E is a single story building with a maximum height of 19'-4". The Mechanical Yard is located on the northwest portion of the site near the service yard, consists of 780 sq. ft. and is setback approximately 61' from the western property line.

The District acknowledges all of the buildings are located within the AE-70 Airport Environs Overlay District; therefore, a noise reduction of 30 decibels will be incorporated into the construction of the buildings, with the exception of Building E.

The School will have an on-site parking lot, with an *ingress/egress* driveway on Alto Avenue and an *ingress/egress* driveway on Walnut Road. There will also be a drop-off/pick-up lane on-site located on the north side adjacent Building A, Building B and Building D. The driveway on Alto Avenue has an approach distance of 383'-3" from the Walnut Road intersection. The throat depth is 19'-6" where 75'-0" is the minimum required. A WS for throat depth is requested to minimize the loss of available parking, *loading spaces and loading area*. The driveway on Walnut Road is located on the east side adjacent Building D. The driveway has a departure distance of 78'-0" where 190' is required. A WS for departure distance is requested. The throat depth is 11'-8.5" where 75'-0" is the minimum required. A WS for throat depth is requested to minimize the loss of available parking. An increase to throat depth for either driveway would necessitate the loss of multiple parking spaces, several feet of landscaping and islands. The on-site parking lot will have 143 parking spaces, including 5 Mobility Impaired spaces.

A bus drop-off/pick-up area will be located on-site on the east side of the project. The bus lane will be one-way with the entrance to the bus lane located off Walnut Road, proceeding south along Building D and Building C, then exiting back onto Walnut Road. The southern driveway has an approach distance of 171' where 150' is required. There will be 14 bus spaces.

New landscaping will be installed throughout the project including along Alto Avenue, Cartier Avenue and Walnut Road as well as the west perimeter wall adjacent the residential. There will also be a 10' attached sidewalk constructed along Alto Avenue, Cartier Avenue and Walnut Road. *Title 30 requires a minimum 5' sidewalk. We are constructing a 10' sidewalk to provide a safer pedestrian environment.* For School

security, trees will not be planted within 20' of the building. The new play/sports area will consist of a soccer field, two softball fields, new basketball courts, new tennis courts, new volleyball courts and new shade structures adjacent to same. The site plan includes a potential area for use of portables in the event they are needed at a future time.

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

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

Sincerely,



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

Cc: Onidio Mirabal, Carpenter Sellers Del Gatto Architects
Tawny Cano, CCSD Project Manager
File

10/04/23 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

BOULDER HWY/GLEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0531-BOULDER CAPITAL MANAGEMENT, LLC:

ZONE CHANGE to reclassify 0.5 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.

DESIGN REVIEWS for the following: 1) restaurant; and 2) outside dining and drinking.

Generally located on the northwest corner of Boulder Highway and Glen Avenue within Winchester and Sunrise Manor (description on file). TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-06-403-001; 162-01-804-006; 162-01-804-007

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce landscaping to 10 feet along Boulder Highway where 15 feet is required adjacent to an existing attached sidewalk per Section 30.64.030 (a 33% reduction).
- b. Reduce landscaping to 10 feet along Glen Avenue where 15 feet is required adjacent to an existing attached sidewalk per Section 30.64.030 (a 33% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3448 & 3450 Boulder Highway
- Site Acreage: 0.5
- Project Type: Restaurant with outside dining and drinking
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,473
- Parking Required/Provided: 16/10 (on-site)/6 (off-site)/93/136 (overall block)

Site Plan

The plan depicts a 0.5 acre area with a new 1,473 square foot restaurant with a 250 square foot outside dining located at the northwest corner of Boulder Highway and Glen Avenue, south of 250 feet south of Sahara Avenue. The plan shows 10 on-site parking spaces with 6 parking spaces provided as part of a shared parking agreement with the adjacent property being used as a pharmacy. The property is located on a narrow corner with existing access from a shared driveway located 250 feet south of Sahara Avenue and 230 feet north of Glen Avenue at Boulder Highway. A second shared access driveway is located 260 feet west of Boulder Highway on Glen Avenue. The plan shows a trash enclosure facing the shared driveway at the northwest corner of the property, and a loading zone on the south side of the building and north of the drive-thru aisle. The drive-thru aisle has an entrance along the west side of the property, an escape lane on the south-central part of the lot and exit on the north side of the restaurant. Parking is provided in the central area of the lot with the building on the east side of the property. Two accessible parking spaces are located on-site, along with 2 bicycle rack parking spaces.

Landscaping

The plan depicts parking lot landscaping with islands, and 10 feet of the 15 feet required landscaping along the rights-of-way. This landscaping deficiency is the subject of a waiver request with this application. There are 22 medium and 11 small trees shown on the landscape plan with 20 foot spacing along the rights-of-way.

Elevations

The plans depict a single building with stucco siding and vertical reveal joints, with decorative wood accents, decorative art panel facing west, matte black storefront, and glazed windows facing west. A decorative brick screen wall with a flat awning is located on the west side of the building for the outside dining space. Decorative metal shades are located on the west, east, and south sides of the building, with a portion of the drive-thru covered on the east side of the building. A brick veneer parapet is on the east side of the roof, with the brick veneer extending to the ground on the north and south sides of the building. The pedestrian level of the building on the west and east sides includes wood cladding with a brown textured surface.

Floor Plan

The plan depicts a 1,473 square foot building with restroom, 205 square foot team member lounge and office, drive-thru window (east facing), mobile order pick-up window (west facing), and a 705 square foot back of house preparation area. A 205 square foot storage space is also shown on the floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a conforming zone change from H-2 (General Highway Frontage) to C-2 (General Commercial). The proposed restaurant is located 250 feet south of Sahara Avenue and on the west side of Boulder Highway. The building is 22 feet high with a modern contemporary design, with a combination of stucco, wood cladding, brick veneer, and decorative screen wall. The 250 square foot outside dining area has a pedestrian area, decorative screening,

protective barrier, and 4 foot sidewalk between the barrier and parking area. No signs are proposed with this application. The proposed zone change complies with the Master Plan designation of Corridor Mixed-Use and this property is part of a contiguous C-2 zoned area that exceeds 10 acres in area. Only 10 feet of the required 15 feet of landscaping is included within the property adjacent to existing attached sidewalks, resulting in a waiver request. The owner has a shared parking agreement with the adjacent Walgreens and will have access to the addition 6 parking spaces required for a total of 16 parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1366-04	Auto maintenance - expired	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Commercial retail
South	Corridor Mixed-Use	C-2	Vehicle sales, retail, & warehouse
East	Corridor Mixed-Use	C-2	Undeveloped
West	Corridor Mixed-Use	C-2	Retail

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 conforming to the Master Plan Policy SM-2.4 encouraging compatible business development, and Policy WP-1.7 encouraging targeted revitalization of older neighborhoods. The proposed rezoning from H-2 to C-2 will remove an antiquated zoning district. The subject parcel has been vacant for quite some time which may attract illegal activities in the area. Revitalizing the site by cleaning up the property, repaving the parking lot, and installing new street landscaping will enhance the site and the overall adjacent neighborhood. The proposed C-2 zoning and the addition of this development will provide a compatible use in this area; therefore, staff can support this request.

Waiver of Development Standards

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

The applicant is installing over 15 feet of landscaping adjacent to Boulder Highway, with only 10 feet on private property. The applicant is providing more than 30 trees on the property, with all trees being 24 inch box size. A total of 10 feet of landscaping is shown along Glen Avenue, matching the 10 feet of landscaping provided by the vehicle sales use on the south side of Glen Avenue. The resulting overall landscaping will adequately screen the property and provide a significant shade canopy over time, in compliance with Master Plan Policy 3.6.1 and mitigation of urban heat island effects. Therefore, staff supports this request.

Design Reviews

The proposed restaurant and outside dining area are compatible with the surrounding uses, has adequate shared access, and shared parking with the 2 other uses located on the island parcels located between Sahara Avenue, Glen Avenue, and Boulder Highway. A total of at least 136 parking spaces are available in the entire block area, with Doty's tavern having obtained a waiver reduced parking (WS-0078-14). Over 40 parking spaces are located within the City of Las Vegas and are currently available for the other uses. The shared parking for 6 additional spaces from the Walgreens property will ensure adequate parking. The owner has a shared parking agreement with the adjacent property for 6 additional parking spaces. Therefore, staff can support these requests.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County 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 waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

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

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 #0184-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JOSEPH KENNEDY

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

DRAFT