



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 14, 2021

6:30pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892 jillniko@hotmail.com
 - 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: Alexandria Malone, Chairperson
 Bricieda Castro, Vice Chairperson
 Paul Thomas, Member
 Earl Barbeau, Member
 Max Carter II, Member

Secretary: Jill Leiva, 702-334-6892, and 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 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 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 September 16, 2021. (For possible action)
- IV. Approval of the Agenda for October 14, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

10/19/21 PC

1. **DR-21-0473-UNION SHEET METAL WORKERS #88:**
DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action)**10/19/21 PC**

2. **WS-21-0457-BUILDING HOPE BETTY LANE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. WM/rk/jo (For possible action) **10/19/21 PC**

10/20/21 BCC

3. **ZC-21-0466-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:**
ZONE CHANGE to reclassify 4.7 acres from a C-2 (General Commercial) (AE-75 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/nr/jo (For possible action)**10/20/21 BCC**

11/02/21 PC

4. **NZC-21-0484-AUTOZONE INC & JRJC, LLC:**
ZONE CHANGE to reclassify 2.3 acres from a C-1 (Local Business) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMIT for retail sales and service.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** warehouse addition to an existing retail store; and **2)** finished grade. Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file). MK/jt/jo (For possible action) **11/02/21 PC**

5. **TM-21-500081-WARDLEY PROPERTIES LLC:**
HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action) **11/02/21 PC**

6. **VS-21-0508-SGG OAKS ROYAL LINKS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action) **11/02/21 PC**
7. **UC-21-0507-SGG OAKS ROYAL LINKS, LLC:**
USE PERMITS for the following: **1)** High Impact Project; **2)** attached (townhouse) planned unit development (PUD); and **3)** single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** reduce setbacks; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; **6)** allow modified driveway design standards; and **7)** allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)**11/02/21 PC**
8. **TM-21-500147-SGG OAKS ROYAL LINKS, LLC:**
TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action) **11/02/21 PC**
9. **WS-21-0506-NEVADA SPEEDWAY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a temporary building (membrane structure).
DESIGN REVIEW for a temporary building (membrane structure) in conjunction with a robotic vehicle testing facility at an existing racetrack facility on a portion of 390.3 acres in a C-2 (General Commercial) (AE-65) (AE-70) (AE-75) Zone. Generally located on the northeast side of Speedway Boulevard and the south side of I-15. MK/nr/jo (For possible action) **11/02/2 PC**
- 11/03/21 BCC**
10. **ET-21-400149 (WS-0415-10)-DIS & DAT, INC:**
WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: **1)** off-site improvements (excluding paving); and **2)** landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action) **11/03/21 BCC**
11. **ZC-21-0500-CIVIL WERX, LLC:**
ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
USE PERMIT to allow an outside area used for equipment storage to be unpaved.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** parking; **4)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and **5)** allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** outside storage yard; and **2)** storage containers. Generally located on the south side of Judson Avenue, 660 feet east of Marion Drive within Sunrise Manor (description on file). MK/rk/jo (For possible action) **11/03/21 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: October 28, 2021.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

September 16, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – EXCUSED Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Grady Bernhart
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	William Covington	

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

The meeting was called to order at 6:44 p.m.

II. Public Comment: None

III. Approval of September 2, 2021 Minutes

Moved by: Mr. Carter

Action: Approved

Vote: 3-0/ Unanimous

IV. Approval of Agenda for September 16, 2021

Moved by: Mr. Carter

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

09/22/21 BCC

1. **ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA ESMERALDA:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) allow non-architectural compatibility for all existing accessory structures; and 2) allow front access of a casita to face the street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing structures; 2) reduce setbacks; and 3) reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo
(For possible action) 09/22/21 BCC
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous
2. **WC-21-400126 (ZC-0251-08)-PJA, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) construct full off-sites; and 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) 09/22/21
Moved by: Mr. Thomas
Action: Denied per Staff Recommendations
Vote: 4-0/Unanimous
3. **WC-21-400130 (WS-19-0825)-PJA, LLC:**
WAIVERS OF CONDITIONS of waivers of development standards requiring the following: 1) off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) 09/22/21
Moved by: Mr. Thomas
Action: Denied per Staff Recommendations
Vote: 4-0/Unanimous

10/05/21 PC

4. **AR-21-400133 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS**
N.:
USE PERMIT SECOND APPLICATION FOR REVIEW for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/jor/jo (For possible action)10/05/21 PC
Moved by: Ms. Castro
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous
5. **UC-21-0389-PALM 32 LLC:**
USE PERMIT for reduced separation to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced landscaping.
DESIGN REVIEW for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)10/05/21 PC
Moved by: Mr. Carter
Action: Denied per Staff Recommendations
Vote: 4-0/Unanimous

6. **UC-21-0422-CRYSTALS LLC:**
USE PERMIT to allow a single family attached residential structure.
DESIGN REVIEW for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)**10/05/21 PC**
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous

10/06/21 BCC

7. **DR-21-0426-MILLER HARVEY M FAMILY TRUST & MILLER HARVEY M TRS:**
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 180 feet east of Shatz Street within Sunrise Manor. MK/sd/jo (For possible action)**10/06/21 BCC**
Moved by: Mr. Thomas
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: Phyllis Weaver had questions about getting an SID in place for off-sites.

IX. Next Meeting Date: The next regular meeting will be September 30, 2021

X. Adjournment
The meeting was adjourned at 7:55pm

10/19/21 PC AGENDA SHEET

UNION HALL
(TITLE 30)

MARCO ST/CAREY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0473-UNION SHEET METAL WORKERS #88:

DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone.

Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:
140-17-802-005

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2540 Marco Street
- Site Acreage: 2.2
- Project Type: Union hall
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 23,449(existing)/north 2 story addition (17,270)/south 2 story addition (2,904)/vestibule (90)/43,713 (total building)
- Parking Required/Provided: 60/88

Background

The property was approved for M-1 zoning in 1991 via a zone change application (ZC-0154-91). In 1995, a use permit (UC-2139-95) was approved to allow for an Ironworkers Union Hall and apprenticeship training facility in an M-D (AE-70) (APZ-II) zone. The use permit is required in any APZ zone and the approved conditions limited students to 25 persons per acre per hour during a 24 hour period and not to exceed 60 persons per acre at any time. A use permit application in 2009 (UC-0236-09) established a union hall in an APZ-2 subdistrict with a waiver for reduced parking and design review to expand the existing warehouse/office building.

Site Plans

The plans depict an existing warehouse/office building that is currently 23,449 square feet located on the east side of Marco Street with 2 existing driveways. The applicant is proposing to increase the total square feet of the existing office/warehouse building with additions along the north, west, and south exteriors of the building. The additions will provide meeting rooms in order to allow for members to meet on-site. The building additions include a 90 square foot entry vestibule along the west exterior, a 2,904 square foot 2 story addition along the south exterior, and a 17,270 square foot 2 story addition along the north exterior.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed additions will match the existing architectural compatibility with the existing building and includes smooth concrete finish, roll-up doors, and exterior stairways. The maximum height including the addition will be 35 feet.

Floor Plans

The plans depict a 2 story warehouse/office building with an addition to include a computer lab, storage, instructor rooms, break room, offices, restrooms, lobby, and library.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the addition will provide more space to expand the building and use for apprenticeship training associated with the Ironworkers Union. All existing landscaping will remain, and the proposed expansion will not have negative impacts to public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0236-09	Union hall with a waiver for parking	Approved by BCC	May 2009
DR-1174-98	24,000 square foot warehouse/workshop facility	Approved by PC	August 1998
DR-1647-97	Workshop/warehouse facility	Approved by PC	October 1997
UC-2139-95	8,000 square foot Ironworkers apprenticeship training facility	Approved by PC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Warehouse/office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Industrial	M-1	Industrial
East & West	Business and Design/Research Park	M-D & M-1	Warehouse/industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed project is designed to be sensitive to the surrounding neighborhood. The building has architectural enhancements which comply with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the public to improve visual quality. Staff finds the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- 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 #0320-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: SHEET METAL LOCAL 88 JOINT APPRENTICESHIP & TRAINING FUND INC.

CONTACT: GEMIE KNISELY, GK3 ARCHITECTURE, 2111 EDGEWOOD AVENUE, LAS VEGAS, NV 89102

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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <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>DR-21-0473</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: <u>10/19/21</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>Sheet Metal Local 88 J.A.T.F. Inc.</u> ADDRESS: <u>2540 Marco St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-632-3014</u> CELL: <u>702-301-3155</u> E-MAIL: <u>EAbraham@88training.org</u>
	APPLICANT NAME: <u>Sheet Metal Local 88 J.A.T.F. Inc.</u> ADDRESS: <u>2540 Marco St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>: 702-632-3014</u> CELL: <u>702-301-3155</u> E-MAIL: <u>EAbraham@88training.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Gemie M. Knisely, RA</u> ADDRESS: <u>2111 Edgewood Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702 932 0455</u> CELL: <u>702 250 9416</u> E-MAIL: <u>Gemie M. Knisely, RA Ge</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-17-802-005
 PROPERTY ADDRESS and/or CROSS STREETS: Marco St. and E. Carey Ave.
 PROJECT DESCRIPTION: Two story, and single story addition to existing one story building

(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.

Angelo Iannucci
 Geremiah Robnett

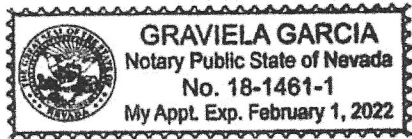
Angelo Iannucci
 Property Owner (Signature)*

Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/22/2021 (DATE)
 By Angelo Iannucci and Geremiah Robnett

NOTARY PUBLIC: Opal Spivey



*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.

2111 Edgewood Ave • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

August 19, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Tel.: 455-4314
Fax.: 455-3217

DR 21-0473

Re: Design Review
2540 Marco Street
Las Vegas, NV 89115
APN: 140 17 802 005

Justification Statement

Ladies and Gentlemen:

GK³ Architecture, on behalf of Sheet Metal Local 88 Joint Apprenticeship & Training Fund Inc., is requesting the review and approval of a Design Review for an addition to an existing single-story building. The building is currently used as an adult vocational training center. The addition will provide space to expand the current use. The project scope includes a 17,500 SF two story addition to the North side of the building, a 2,904 SF two story addition to the South side of the building and a 90 SF front entry vestibule addition to the West side of the building. The driveway entrances will be existing to remain and the majority of the parking will be existing to remain. The 2 accessible parking spaces will be re-located, bike parking will be added and (3) loading spaces added. All of the planting in the existing landscape will be replaced.

As designed the project is consistent with the objectives of Title 30 and will not negatively affect neighbors or impact any views. This project will be an asset to the area. The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the M-1 Zone and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gemie M. Knisely', written over a horizontal line.

Gemie M. Knisely, RA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

USA 2111 Edgewood Ave.; Las Vegas, NV 89102 Tel. 702.932-0455 Fax 702.932.0456
EMAIL kevin@gk3architecture.com • gemie@gk3architecture

10/19/21 PC AGENDA SHEET

LANDSCAPING
(TITLE 30)

KELL LN/BETTY LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0457-BUILDING HOPE BETTY LANE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter school on 3.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. WM/rk/jo (For possible action)

RELATED INFORMATION:

APN:
140-21-403-001

WAIVER OF DEVELOPMENT STANDARDS:
Allow alternative landscaping and buffering along the south property line adjacent to a less intensive use (single family residential) where landscaping per Figure 30.64-11 is required.

LAND USE PLAN:
SUNRISE MANOR - INSTITUTIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 1780 Betty Lane
- Site Acreage: 3
- Project Type: Landscaping and screening

Site Plans and Landscape Buffer

The previously approved plans depicted the conversion of an existing place of worship to a 42,871 square foot Nevada Prep Charter School (grades 3 through 8). The applicant is requesting to allow alternative landscaping along the south property line adjacent to a less intensive use (single family residential). The previous application (UC-20-0355) conditioned this wall to be 8 foot high; however, due to the structural integrity of the planter, the applicant is requesting to have smaller growing trees (non-evergreen), 35 feet on-center where code requires trees to be spaced 20 feet on-center.

Applicant's Justification

The applicant indicates the additional length of tree spacing and the type of trees will still create the visual buffer between their site and the adjacent residential property. The geotechnical report for this site requires that no irrigation be permitted within 10 feet of any structure or wall due to the nature of the expansive soils on this site. To accomplish the required landscape buffer, they propose to install 42 inch sealed square planters along the landscape buffer to accommodate the trees. These planters will not sustain a large evergreen tree's root structure and are proposing the smaller trees instead.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0355	School with waivers for off-site improvements	Approved by BCC	November 2020
VC-209-85	Reduced parking to 50 parking spaces in conjunction with an existing place of worship	Approved by PC	May 1985
VC-535-83	Waived off-site improvements on Betty Lane and Sherwin Lane	Approved by BCC	February 1984
UC-321-83	Sanctuary building addition to the existing place of worship	Approved by BCC	February 1984
VC-008-68	Allowed a freestanding sign in conjunction with an existing place of worship (Sunrise Baptist)	Approved by BCC	February 1968

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & place of worship
South	Residential Suburban (up to 2 du/ac)	R-E	Single family residential
East	Residential Suburban (up to 3 du/ac)	R-D	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	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

Current 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.

Staff finds that planting trees at 35 foot intervals meets the intent of Title 30 and will provide similar screening at full canopy maturity as the 20 foot spacing as outlined in Figure 30.64-11. Additionally, the 8 foot wall provides additional height and will help create the visual buffer between these 2 uses.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: ETHOS | THREE ARCHITECTURE
CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVE, SUITE 220, LAS VEGAS, NV 89123



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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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-21-0457</u> DATE FILED: <u>8/23/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: <u>10/19/21</u> R-E BCC MEETING DATE: <u>—</u> IL UC 2a0355 FEE: <u>\$975.00</u> WM
	PROPERTY OWNER NAME: <u>Building Hope</u> ADDRESS: <u>910 17th Street NW, #1100</u> CITY: <u>Washington</u> STATE: <u>DC</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: <u>aranieri@bhope.org / jzayets@bhope.org</u>
	APPLICANT NAME: <u>Las Vegas Preparatory DBA Nevada Prep Charter School</u> ADDRESS: <u>2525 Emerson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-301-8118</u> CELL: _____ E-MAIL: <u>david@nvprep.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ethosthree ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>buildingpermit@ethosthree</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-403-001
 PROPERTY ADDRESS and/or CROSS STREETS: 1780 Betty Lane
 PROJECT DESCRIPTION: Reduce landscape buffer width located on the South Property wall.

(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.

Jerry Zayets JERRY ZAYETS, VICE PRESIDENT
 Property Owner (Signature)* Property Owner (Print)

STATE OF Maryland
 COUNTY OF Howard
 SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)
 By Jerry Zayets
 NOTARY PUBLIC: SHERECE L GASAWAY

SHERECE L. GASAWAY
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires March 1, 2024

*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.



July 23, 2021

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

WS-21-0457

RE: Nevada Prep Charter School
Waiver of Standards APR-21-100913

Dear Planning Staff,

We are requesting a Waiver of Standards for 30.64-2 & 30.64-11 Buffer Adjacent to a Less Intensive use. This standard requires a 24" box large evergreen be planted at 20' o.c.

We propose to plant a 24" box small tree instead at 35' o.c.

Because the new wall we are constructing along the south property line will be 8'-0" high instead of 6'-0" high, the additional height will create the visual buffer between our site and the adjacent residential property. The geotechnical report for this site requires that no irrigation be permitted within 10'-0" of any structure or wall due to the nature of the expansive soils on this site. To accomplish the required landscape buffer we propose to install 42" sealed square planters along the landscape buffer to accommodate the required trees. These planters will not sustain a large evergreen tree's root structure and therefore we are proposing the smaller trees instead.

If you have any questions or comments, please feel free to give me a call.

Sincerely,

John Lopeman, AIA
Principal

10/20/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0466-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:

ZONE CHANGE to reclassify 4.7 acres from a C-2 (General Commercial) (AE-75 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone for a distribution center.

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

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade.

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

RELATED INFORMATION:

APN:
140-18-102-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from the loading docks to residential to 104 feet where 150 feet is required per Table 30.44-1 (a 30.7% reduction).
2. Reduce throat depth to 25 feet where 75 feet is the minimum distance allowed per Uniform Standard Drawing 222.1 (a 66.7% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height: 42 feet, 8 inches

- Square Feet: 84,950
- Parking Required/Provided: 85/85

Site Plans

The plans show a proposed 84,950 square foot distribution center parallel to Cheyenne Avenue. The parking for the site is located along the west portion of the site. Parking is also located on the east side of the site between Walnut Road and the building. The 8 loading docks are located on the west side of the building facing the commercial shopping center to the west of the site. The building is set back 46 feet 6 inches to the residential property to the south and the west facing loading docks are 104 feet 7 inches from the residential to the south. A 6 foot high CMU block wall extends south from Cheyenne Avenue on the west side of the site and extends along the south property line. A 27 foot wide emergency crash gate is located off Cheyenne Avenue. A 26 foot wide drive aisle along the southern portion of the site extends from the access from Walnut Road to the loading docks and parking on the west side of the site. Access to the site is from Walnut Road on the southeast side of the site. The throat depth for the access from Walnut Road is reduced due to the parking area on the northeast side, this is where the waiver for throat depth is.

Landscaping

A 15 foot to 18 foot 8 inch wide landscape area is located behind the existing attached sidewalk along Cheyenne Avenue. Outside of the sight visibility zone the landscape area along Walnut Road is 25 feet to 45 feet wide. A 14 foot 10 inch wide landscape strip is located along the southern boundary line next to the multiple family development to the south. Parking lot landscaping is provided per Figure 30.64-14.

Elevations

The plans depict a 1 story, 42 foot 8 inch high concrete tilt-up construction distribution center with architectural features such as recessed panels, wall scones, aluminum storefronts, and varied rooflines.

Floor Plans

The plans show an open floor plan with 2 leased spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the waivers requested are due to site constraints. Applicant proposes increased landscaping on the southern property line and an 8 foot high buffer wall to screen the loading docks from the adjacent property. The reduced throat depth of the entrance from Walnut Road is mitigated by an increased drive aisle to help with potential queuing on site. The applicant states that the increase in the drive aisle meets the intent of Title 30. The warehouse would provide an inviting design for truck and pedestrian movement throughout the site and provide a visually appealing development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1627-05	Above ground transmission lines on the south side of Cheyenne Avenue extending from Pecos Road to Lincoln Road	Approved by PC	December 2005
ZC-1251-99	Reclassified 4.8 acres from R-E and H-2 to C-2 zoning	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-3 & C-2	Multiple family residential & convenience store with gasoline station
South	Business and Design/Research Park	R-3	Multiple family residential
East	Business and Design/Research Park	M-D	Undeveloped (approved for a distribution center)
West	Business and Design/Research Park	C-2	Commercial shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change conforms to the Sunrise Manor Land Use Plan and the proposed use of the property as a distribution center is consistent and compatible with other developments in the area. Approval of the zone change would provide the site with a unified set of development standards. The request complies in part with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with developments that are compatible with adjacent land uses. Therefore, staff supports the zone change.

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 & Design Review #1

There are several distribution centers and office/warehouse complexes in this area; therefore, the proposed use of the property is consistent with other developments in this area. The front of the loading spaces for the loading docks are west facing and are set back 104 feet 7 inches from an existing apartment complex to the south. This apartment complex is located in an area that is impacted by aircraft noise from Nellis Air Force Base and the buildings in the complex were constructed with materials to reduce the impacts of the noise levels generated by the aircraft, which would also limit the impacts of noise from the loading docks on the residents of the apartment complex. Additionally the loading docks will be additionally screened from the property to the south with an 8 foot high screening wall and an intense landscape area located along the south property line between the loading docks and the apartments.

The design of the proposed building is consistent and compatible with similar developments in this area. The building is designed with architectural features to break-up the horizontal and vertical surfaces and enhance the appearance of the facility. Through thoughtful site design any visual impact on the surrounding area will be minimal, which is consistent with the Sunrise Manor Land Use Plan. The design of the building and uses of landscape areas will mitigate the impact of this facility on abutting residential developments in this area. Staff finds that the impacts of the loading docks on the existing residential units will be mitigated and the proposed use is appropriate for this location. Since the application is consistent with the Land Use Plan for the area and mitigation measures have been incorporated into the design of the site, staff can support the waiver and the design review for the distribution center.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objections to the request to reduce the throat depth for the driveway on Cheyenne Avenue as the applicant has reduced the potential conflicts by providing landscape adjacent to the driveway to provide drivers more distance before they encounter any conflicting parking spaces.

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

PRELIMINARY STAFF CONDITIONS:

Current 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 County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers 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;
- Right-of-way dedication to include 54 foot property line radius on the northeast corner of the site;
- Nevada Department of Transportation approval.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvements permit may be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0055-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ODYSSEY WALNUT INDUSTRIAL CENTER, LLC

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

APR 21-100366



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ZC-21-0466</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER	NAME: <u>Odyssey Walnut Industrial Center, LLC</u> ADDRESS: <u>7521 W. Lake Mead Blvd. Ste 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT	NAME: <u>Odyssey Walnut Industrial Center, LLC</u> ADDRESS: <u>7521 W. Lake Mead Blvd, Ste. 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Drive #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>apierce@kcnvlae.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 140-18-102-004
 PROPERTY ADDRESS and/or CROSS STREETS: 3813 E. Cheyenne Avenue
 PROJECT DESCRIPTION: Warehouse Distribution 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.

 Property Owner (Signature)* GREGORY N. JOHNSON

 Property Owner (Print)

STATE OF NV
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)
 By SARA BLOUIN
 NOTARY PUBLIC: SARA BLOUIN

SARA BLOUIN
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 20-5847-01
 MY APPT. EXPIRES SEPTEMBER 09, 2024

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

Justification Letter

Planner

Copy

ZC-21-0466

July 28, 2021

Clark County – Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106
Ph: 702-455-4314

**Re: Odyssey Cheyenne & Walnut Industrial – Justification Letter
APN# 140-18-102-004**

To Whom It May Concern:

This design review & zone change submittal package includes the concept to construct a new warehouse distribution center building for Odyssey Real Estate Capital for a total gross square footage of 84,950 sf located on 4.72 acres at the southwest corner intersection of East Cheyenne Ave. & North Walnut Road. There will be two main entrances to allow for the building to be divisible into two industrial condos in the future which will consist of accessory office to warehouse space.

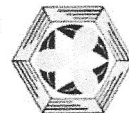
This project is currently zoned General Commercial (C-2) and we are proposing to change the zoning back to Designed Manufacturing (M-D) with a planned land use of Business and Design/Research Park (BDRP) to allow for the development of this project. This project will provide future buyers the option to purchase their own facility and establish long term businesses for the surrounding community. This project meets the challenge of providing valuable service to the surrounding community by providing a great option for new businesses to facilitate growth in the e-commerce & warehouse industry. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well-developed project.

Odyssey Real Estate Capital is a commercial real estate investment and advisory firm with offices in Las Vegas and Kansas City. The Odyssey teams up with institutional real estate investment funds to acquire, develop, operate, improve, and sell commercial properties.

The design of the building focus is to promote an efficient & inviting design for truck & pedestrian movement throughout the site as well as a visually appealing building to attract future occupants. The buildings will be constructed with concrete tilt-up panels and panelized roof system with a maximum building height of 42'-0" at the corners of the building with an elevation changes along the façades parapet periodically to break up the mass of the building. The building will have a clear height of 32'-0" clear at the speed bay and will include grade high doors, dock high doors within a secure truck court for added security. In addition, the building will be equipped with an ESFR fire sprinkler system, 2% skylights, and energy efficient light fixtures.

In order to facilitate the current design of the project we will need to request (2) waivers of development standards as follows:

Waiver Request #1: Per Table 30.44-1_Distribution Center (Footnote #1 – Where abutting a residential use: a. 150 foot setback must be maintained from the loading spaces/docks to the property line of the residential use.) With the current site plan layout and to best manage circulation, flow, overall design of the site we are asking for relief of the 150'-0" required dimension. The loading dock spaces on the west side of the building are located 104'-7" from the residential property line.



Justification Letter

Waiver Request #1 Justification: Currently, there is an existing 6' high CMU perimeter screen wall with stucco finish running the length of the south property line. We are proposing to install an intense landscape buffer per Figure 30.64-12. For the loading spaces, we propose to install an additional 8' high screen wall along with the loading doors recessed by the building to provide additional screening of the loading spaces from the residential property. We believe that the current orientation provides the best design to achieve screening from the street and residential property with landscaping, building, & screen walls.

Waiver Request #2: Per Table 30.64-1, the required landscaping buffer requirements are dictating Figure 30.64-17 be used. Currently, the property has existing attached sidewalks along E. Cheyenne Ave. and N. Walnut Road.

Waiver Request #2 Justification: With the existing sidewalks already installed along the streets we propose the existing sidewalks to remain unchanged as not to add unnecessary work or disruption to the adjacent streets and the area.

Waiver Request #3: Per Uniform Standard Drawing #222.1, the required throat depth minimum for parking lots 51 to 100 parking spaces is 75'. We are requesting approval of 25' minimum throat depth due to additional 50' of drive aisle queuing and site layout/locations of the parking spaces on the site.

Waiver Request #3 Justification: With the site only having on drive approach to the project we have provided additional 50' to add to the provided 25' throat depth with unobstructed drive aisle queuing from the drive an approach to the parking spaces facing the Walnut Street. We believe this additional unobstructed queuing provides the intent of the 75' required throat depth by reducing possibilities of traffic conflicts from vehicles entering and exiting the site. In addition, the parking spaces onsite are split from the west and east sides of the building and therefore the parking lot on east side of the building has a total of 33 parking spaces and would adhere to the requirements of USD #222.1 for a 25' minimum throat depth.

Site Cross Sections: The finish grade of the new building will be over 18" in grade difference from the property owners to the west and south. **See cross sections for design review for a maximum fill of 4'-0".**

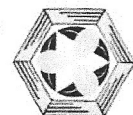
We are confident that this project complies with the Title 30 requirements and is consistent with the overall design intent of the current local Zoning Ordinance and Planned Land Use. This project will provide great new space for the inhabitants for the surrounding Las Vegas Area. We are requesting design review and zone change approval for the currently proposed design concept.

We look forward to working with Clark County to create another great project. Should you have any questions regarding our project please feel free to contact me at your convenience at 702-810-3913.

Sincerely,



Wade Takashima, NCARB, AIA, LEED AP
Chief Executive Officer
Creative FIT



11/02/21 PC AGENDA SHEET

WAREHOUSE/RETAIL
(TITLE 30)

NELLIS BLVD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0484-AUTOZONE INC & JRJC, LLC:

ZONE CHANGE to reclassify 2.3 acres from a C-1 (Local Business) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.

USE PERMIT for retail sales and service.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) warehouse addition to an existing retail store; and 2) finished grade.

Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file) MK/jt/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-601-002 & 140-20-610-082

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the Nellis Boulevard driveway throat depth to 19 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 24% reduction).
- b. Reduce the Judson Avenue driveway throat depth to 17 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 32% reduction).

DESIGN REVIEWS:

1. Warehouse addition to an existing retail store.
2. Increased finished grade to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 122% increase).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2189 North Nellis Boulevard
- Site Acreage: 2.3
- Project Type: Warehouse addition to an existing retail store
- Number of Stories: 1

- Building Height (feet): 21
- Square Feet: 26,170 (warehouse addition)/8,256 (existing retail)/34,426 (total)
- Parking Required/Provided: 73/75

Neighborhood Meeting Summary

Notices were mailed to property owners within 1,500 feet of the site notifying them of a neighborhood meeting at the Hollywood Recreation Center on June 17, 2021. One neighbor attended the meeting who was in favor of the proposed project.

Overview

The northern portion of the site includes an existing automotive parts retail store. A warehouse addition is proposed on the adjacent parcel to the south, which will distribute parts to other automotive parts retail stores in Clark County. The entire site will be reclassified to M-1 zoning to allow the warehouse uses. A use permit is necessary to allow the existing automotive parts retail store to continue operating in the M-1 zone after the entire site is reclassified to the new zoning designation.

Site Plan

The site plan depicts a new warehouse located on the south side of an existing automotive parts retail store. An existing driveway from Judson Avenue on the north side of the site and an existing driveway from Nellis Boulevard on the east side of the site will remain. A waiver of development standards is necessary to reduce the throat depths for these existing driveways. Cross-access will be provided to the new warehouse addition, and no new driveways are proposed. Existing parking spaces are located on the north and east sides of the automotive parts retail store, and new parking spaces will be located on the east side of the warehouse addition and along Nellis Boulevard.

Setbacks for the new warehouse addition include 86 feet from the east property line along Nellis Boulevard, 30 feet from the south property line, and 29 feet from the west property line. No changes are proposed for the existing automotive parts retail portion of the site except for adding enhanced paving at the driveways and adding parking lot landscape fingers to meet the updated Title 30 standards.

Landscaping

Along Nellis Boulevard, landscaping includes a 15 foot wide landscape strip behind an existing attached sidewalk for both the existing automotive parts retail portion of the site and the new warehouse addition portion of the site. Around the warehouse addition, landscaping includes 30 feet along the south property line and 29 feet along the west property line. On the northern portion of the site, existing landscaping along Judson Avenue includes a 10 foot wide landscape strip behind an attached sidewalk and a 10 foot wide landscape strip along the west property line. Parking lot landscape fingers will be added to the existing parking lot around the automotive parts retail store, and parking lot landscape fingers are proposed within the parking lot adjacent to the warehouse addition.

Elevations

The warehouse addition is constructed with smooth and split face CMU block with a parapet wall along the roofline at a height of 21 feet. The existing automotive parts retail store also includes a parapet wall along the roofline at a height of 18 feet. The color scheme for both buildings includes horizontal bands of light gray, dark gray, white, red, orange, and black.

Floor Plans

The proposed 26,170 square foot warehouse addition includes a break area, restroom, and rows of storage. The existing automotive parts retail store is 8,256 square feet and includes a checkout counter, restrooms, and rows of retail merchandise.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, 4 delivery vans will drive 3 routes per day delivering automotive parts from the proposed warehouse to private and commercial customers as well as sister automotive retail stores. The proposed warehouse is compatible with the existing neighborhood, which consists of a mixture of commercial, industrial, and residential uses. In addition, the site design meets all setback, landscaping, and parking requirements. Although a waiver of development standards is necessary to reduce the throat depths for the existing driveways, these driveways were constructed in 1998, and there have been no issues with vehicles queuing into the right-of-way since that time.

Regarding the design review to increase finished grade, the pad site of the proposed warehouse will need to be raised to meet the existing grade of the automotive parts retail store. This increase in grade is necessary for drainage purposes. The special use permit for the existing automotive parts retail store is necessary to allow the retail operations to continue in the new zoning district with the adjacent warehouse.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0617-12	Request to reclassify the southern parcel to C-2 for a retail building - approved with a reduction to C-1 zoning	Approved by BCC	December 2012
ZC-0306-97	Reclassified the northern parcel to C-1 zoning for an automotive accessory store	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & M-1	Commercial center with outside storage
South	Commercial General	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Public Facilities & Office Professional	M-1 & R-E	Outside storage & undeveloped

Clark County Public Response Office (CCPRO)

There are no active violations on the site; however, there are many previous violations for graffiti and vagrant camps on the undeveloped southern portion of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

A change in trends since the most recent adoption of the Sunrise Manor Land Use Plan is the increased demand for warehouse space and decreased demand for retail commercial space. Reclassifying this site to M-1 zoning will allow additional warehouse space to be constructed while also allowing the existing automotive parts retail use to continue operating with a use permit.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The intensity of uses allowed in an M-1 zone will be compatible with the outside storage uses in the M-1 zoned parcel to the west and the commercial and outside storage on the parcel to the north, across Judson Avenue, which is zoned C-2 and M-1. Farther northwest of the site, most parcels are zoned M-1 with outside storage uses. Southwest of the site, the parcels are undeveloped and planned for office professional uses, and south of the site, an undeveloped parcel is planned for commercial general uses. M-1 zoning can be compatible with all these existing and planned land uses. While a single family subdivision zoned RUD is located to the east, Nellis Boulevard acts as a buffer and separation between the proposed M-1 zoning and single family subdivision.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from public utility purveyors that the nonconforming zone boundary amendment to M-1 zoning will have a negative impact on any public services or infrastructure.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Urban Specific Policy 100 in the Comprehensive Master Plan states in part that industrial developments should consider compatibility with existing land use patterns, appropriate access routes, and proximity to single family residential uses. Here, the proposed M-1 zoning is compatible with surrounding land use patterns, access will be from Nellis Boulevard (an arterial street), and the site is not adjacent to any single family residential uses. Parcels south and southwest of the site are undeveloped, and parcels northwest and north of the site include existing industrial and commercial uses. While a single family residential subdivision is located to the east, Nellis Boulevard acts as a buffer between the proposed M-1 zoning and the single family residents. As a result, the request is consistent with Urban Specific Policy 100.

Summary

Zone Change

A trend since the most recent adoption of the Sunrise Manor Land Use Plan is the increased demand for warehouse space, and the intensity of uses allowed in an M-1 zone are compatible with existing and planned land uses in the area. Furthermore, there is no indication that the request will negatively impact public utilities or infrastructure. Lastly, the nonconforming zone boundary amendment complies with Urban Specific Policy 100 in the Comprehensive Master Plan; therefore, staff can support the request.

Use Permit

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

A use permit will allow the existing automotive parts retail business to continue operating after the site is reclassified to M-1 zoning. Retail uses are appropriate at this location, which is adjacent to Nellis Boulevard, an arterial street. In addition, the retail uses are abutting existing commercial and industrial uses to the north, adjacent to existing industrial uses to the west, and planned Commercial General uses to the south; therefore, staff can support the use permit.

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 Reviews #1

The warehouse addition will be fully integrated with the existing automobile parts retail establishment. The buildings will include interior access, and cross access will be provided in the parking lot. As a result, the warehouse and retail building will become one cohesive development. Furthermore, the buildings will include similar materials and a uniform color scheme. In addition, the design meets all setback, landscaping, and parking requirements. Lastly, enhanced paving and parking lot landscaping will be added to the existing parking lot to comply with Title 30 standards. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

Staff can support the request to reduce the throat depth for the driveway on Nellis Boulevard. The applicant must coordinate with Nevada Department of Transportation (NDOT) since Nellis Boulevard is a State roadway.

Waiver of Development Standards #1b

Staff can support the request to reduce the throat depth for the driveway on Judson Avenue as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

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 December 8, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming 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; and 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

- 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;
- Coordinate with the Regional Transportation Commission (RTC) to dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended. Insure access to all points of the building within 250' from fire access for sprinklered structures.

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 #0357-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AUTOZONE

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>NZC-21-0484</u> DATE FILED: <u>8/26/21</u></p> <p>PLANNER ASSIGNED: <u>JCT</u></p> <p>TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>10/14/21</u></p> <p>PC MEETING DATE: <u>11/2/21</u></p> <p>BCC MEETING DATE: <u>12/8/21</u></p> <p>FEE: <u>3,839.50</u></p>
	PROPERTY OWNER	<p>NAME: <u>JRJC LLC</u></p> <p>ADDRESS: <u>P O BOX 10918</u></p> <p>CITY: <u>FAYETTEVILLE</u> STATE: <u>AR</u> ZIP: <u>72703</u></p> <p>TELEPHONE: <u>479-582-6003</u> CELL: <u>479-466-2421</u></p> <p>E-MAIL: <u>jrmeeks@chambers.bank</u></p>
	APPLICANT	<p>NAME: <u>AUTOZONE PARTS, INC</u></p> <p>ADDRESS: <u>123 SOUTH FRONT STREET</u></p> <p>CITY: <u>MEMPHIS</u> STATE: <u>TN</u> ZIP: <u>38103</u></p> <p>TELEPHONE: <u>901-495-8714</u> CELL: _____</p> <p>E-MAIL: <u>mitch.bramlitt@autozone.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>RIETZ CONSULTING, INC. - ERIC RIETZ</u></p> <p>ADDRESS: <u>3203 E. WARM SPRINGS ROAD #400</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702.521.3355</u> CELL: <u>SAME</u></p> <p>E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: <u>136579</u></p>

ASSESSOR'S PARCEL NUMBER(S): 140-20-601-002

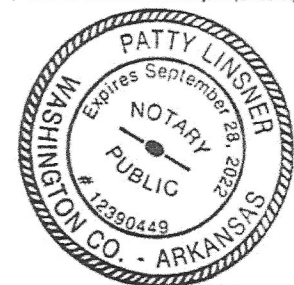
PROPERTY ADDRESS and/or CROSS STREETS: N. NELLIS BLVD & JUDSON AVENUE 2161 N. NELLIS BLVD.

PROJECT DESCRIPTION: Warehouse Addition to existing Retail building.

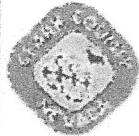
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)* _____
 STATE OF ARKANSAS
 COUNTY OF WASHINGTON
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 16, 2021 (DATE)
 By PATTY LINSNER
 NOTARY PUBLIC:

J. R. Meeks
 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.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

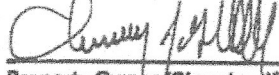
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0484</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>AUTOZONE, INC.</u> ADDRESS: <u>2189 N. NELLIS BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>901-495-8714</u> CELL: _____ E-MAIL: <u>mitch.bramlitt@autozone.com</u>
	APPLICANT NAME: <u>AUTOZONE, INC.</u> ADDRESS: <u>123 SOUTH FRONT STREET</u> CITY: <u>MEMPHIS</u> STATE: <u>TN</u> ZIP: <u>38103</u> TELEPHONE: <u>901-495-8714</u> CELL: _____ E-MAIL: <u>mitch.bramlitt@autozone.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>RIETZ CONSULTING, INC. - ERIC RIETZ</u> ADDRESS: <u>3203 E. WARM SPRINGS ROAD #400</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.521.3355</u> CELL: <u>SAME</u> E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: <u>138579</u>

ASSESSOR'S PARCEL NUMBER(S): 140-20-610-082

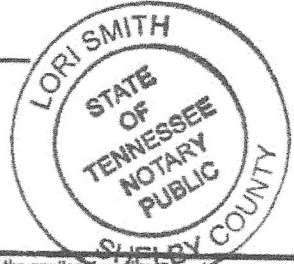
PROPERTY ADDRESS and/or CROSS STREETS: N. NELLIS BLVD & JUDSON AVENUE

PROJECT DESCRIPTION: WAREHOUSE ADDITION TO EXISTING RETAIL BUILDING

(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)* _____
 STATE OF Tennessee
 COUNTY OF Shelby
 SUBSCRIBED AND SWORN BEFORE ME ON April 30, 2021 (DATE)
 By Timothy J. Goddard
 NOTARY PUBLIC: Ravi Sankar

Timothy J. Goddard
 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.



Store Development

123 S. Front St., 3rd Floor Memphis, TN 38103
901-495-8714, Fax (901) 495-8969
E-mail: mitch.bramlitt@autozone.com

August 17, 2021

Jared Tasko, AICP, LEED Green Assoc.
Principal Planner
Clark County Dept. of Comprehensive Planning
702.455.5620 www.clarkcountynv.gov

JUSTIFICATION
LETTER

NCC 21-0484

RE: Project Description and Justification Letter for a proposed expansion of our existing AutoZone Store #2280 at Nellis Boulevard and Judson Avenue, located at 2198 North Nellis Boulevard.

Thank you for the courtesy of discussing the possibilities and process for approvals for this proposed Building addition project with a warehouse use by submitting for a Non-Conforming zone change from Local Business (C-1) zoning to Light Manufacturing District (M -1) over the phone on our behalf. We are pleased to submit this Justification Letter in support of our project.

AutoZone is proposing to develop an expansion to the existing store as part of our "Hub initiative" program with a proposed building addition of 26,170 sf., bearing APN's 140-20-610-802, and 140-20-601-002 located in Clark County, Nevada. AutoZone is presently under contract to purchase these two lots should approvals be granted. A parcel map will be filed to combine the two lots at that point.

The existing AutoZone store #2208 which is located on parcel 140-20-601-002, opened for business in early 1998 and is 8,256 sf in size. AutoZone is the leading auto parts retailer in the U.S. This store presently carries an extensive line for cars, sport utility vehicles, vans, and light trucks, including new and remanufactured hard parts, maintenance items and accessories for sale to the general public as well as provides a "Commercial Sales program" that focuses on hard parts sales and delivery service to other "service oriented" automotive care businesses in the area, with the purpose of providing better parts coverage to our existing private and commercial customers as well as providing daily deliveries to our sister AutoZone stores in the area. The proposed new facility will create 10-15 new full and part time jobs. There will be (4) Hub delivery vans delivering parts from this facility with each van expected to make (3) routes per day. The proposed operating hours for this facility are: 7:00 a.m. until 11:00 pm.

The intent of this Application is to request a Non-Conforming Zone Change for both subject lots which are present zoned Local Business District (C-1), along with a Use Permit for the existing store to continue to operate as a retail facility under the proposed M-1 zoning on parcel 140-20-601-002, and Design Review for the project as a whole. Along with these items AutoZone is requesting a waiver for the existing drive approaches throat depth and another for

increasing the finished grade more than 3.2' feet max. height. Accordingly, we are providing site plan, grading plan, floor plan, elevations, landscape plan, and other required materials for your review and consideration.

The neighborhood in which this development is proposed has a mixture of commercial, Industrial uses is flanked by residential zoned areas to the east and west. AutoZone feels that this proposed use, Retail Auto parts / Mini automotive parts warehouse fits in and works well and is compatible with the surrounding businesses. Across E. Judson the uses consist of an Auto body shop. A diesel engine repair facility, Car Wash and Tire Store. To the West and south of this development there are uses such as a Towing business, Scrap yard, Car stereo store along with several other automotive businesses which would be potential customers of the AutoZone facility. AutoZone as a company takes pride in the appearance of our retail facilities and can assure the County of it's commitment to maintain a clean, respectable facility that will be visually pleasing to the neighborhood for years to come.

Clark County's Title 30 does not allow a "Warehouse" use in an area that carries a "Commercial" zoning designation. Therefore, with this application AutoZone is proposing the portion of the lot that houses the present AutoZone Retail store will maintain it's present retail/commercial use therefore we are submitting a use permit application for the existing store to remain in operation. Allowing these lots to be rezoned to allow this use along with granting the use permit to Allow commercial retail aspect of the business to continue would be in step with the present Zoning plan for this area.

The project as designed meets all of the required building and landscaping setbacks. The existing retail use with 8,256 SF at 4: 1000 ratio requires 33.2 parking stalls and the proposed warehouse use with 26,170 SF at 1.5:1000 requires 39.3 stalls for a total requirement of 73 parking stalls. Proposed plan shows 75 parking stalls provided.

Utilities for the new facility are presently either on site or in the right of way of North Nellis and easily accessed. AutoZone will upgrade the existing facilities electrical service to include the new facility. The new facility will be equipped with restrooms and a break area. Sufficient water and sanitary sewer facilities are presently on site. Storm water drainage will be designed to meet the latest code requirements. No new roads or utility systems will be needed, therefore there will only be minimal impact on existing facilities.

With regards to the requested waivers AutoZone proposes to connect the existing retail facility to the new addition and will need to match the finish floor elevations for the existing and new facilities. The two lots, which the new addition will be constructed is lower than the existing parcel due to some previous grading on the properties along with existing grades falling / sloping across the property from north to south, therefore, the two new lots will need to be filled. There is sufficient area left on the south side of the new facility to slope back to existing grades before reaching the property line and therefore will not impact the adjacent properties. The maximum proposed fill above existing grade is 3.2'. The maximum allowable is 1.5' therefore, the waiver request is for 1.7'



Store Development

123 S. Front St., 3rd Floor Memphis, TN 38103
901-495-8714, Fax (901) 495-8969
E-mail: mitch.bramlitt@autozone.com

The second waiver is for the throat depths at the two drive approaches serving the presently retail store. Clark County's requirements for throat depths at drive approaches is 50'. The Drive approach to the existing facility on the Judson Ave frontage is presently 17' and would require a waiver of 33'. The approach from the Nellis Blvd frontage to the existing facility is presently 19' and would require a waiver of 31'.

These drive entrances were constructed when the AutoZone retail store was constructed back in 1998. There have been no issues with the existing drives, and we are requesting for them to remain as they are. No new drive approaches are being proposed for this facility.

AutoZone appreciates the opportunity to present this project for Clark County's approval and welcomes your comments, concerns and questions. Please do not hesitate to contact me at 901-517-4552 or mitch.bramlitt@autozone.com. Please do not hesitate to contact me at: 901-517-4552 or mitch.bramlitt@autozone.com

Sincerely,

A handwritten signature in black ink that reads "Mitch".

Mitch Bramlitt
Regional Preconstruction Manager
AutoZone Parts, Inc.

11/02/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK
(TITLE 30)

LAMB BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500081-WARDLEY PROPERTIES LLC:

HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-17-301-001

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 5.3 acre site which was previously approved for a distribution center. Access to the site is from driveways on Lamb Boulevard and Alto Avenue. Off-site improvements will be installed with the development of the distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0121	For a proposed distribution center	Approved by PC	May 2021
VS-21-0122	Vacated and abandoned portions of right-of-way being Alto Avenue and Lamb Boulevard	Approved by PC	May 2021

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: July 20, 2021 - HELD - To 09/07/21 - per the applicant.

PLANNING COMMISSION ACTION: September 7, 2021 - HELD - To 11/02/21 - per the applicant.

APPLICANT: ODYSSEY

CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

11/02/21 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

DESERT INN RD/CABANA DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0508-SGG OAKS ROYAL LINKS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action)

RELATED INFORMATION:

APN:
161-09-801-004

LAND USE PLAN:
SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of Desert Inn Road measuring 2,200 linear feet. The plans also depict the vacation and abandonment of a 5 foot wide portion of Vegas Valley Drive measuring 2,050 linear feet. The vacation and abandonment of right-of-way is necessary to accommodate the required detached sidewalks along Vegas Valley Drive and Desert Inn Road. Furthermore, the plans depict the vacation and abandonment of 2 Clark County driveway easements located along Vegas Valley Drive measuring 1,012 and 1,343 square feet in area, respectively. The vacation of the easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers and design reviews were denied without prejudice by the BCC	October 2020	Approved by BCC

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning in order to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduce setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T, P-F, R-3, & R-2	Single family residential & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	M-2 & P-F	City of Las Vegas Sanitation Plant & an electrical substation and storage area
West	Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac)	R-T & R-3	Single family residential

Related Applications

Application Number	Request
UC-21-0507	A use permit for an attached single family residential planned unit development is a companion item on this agenda.
TM-21-500147	A tentative map consisting of 1,298 attached single family residential lots on 130.4 acres 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project.
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-

of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

CONTACT: CINDIE GEE, GCW ENGINEERING, 1555 SOUTH RAINBOW, LAS VEGAS, NV 89146

DRAFT

11/02/21 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

DESERT INN RD/CABANA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0507-SGG OAKS ROYAL LINKS, LLC:

USE PERMITS for the following: **1)** High Impact Project; **2)** attached (townhouse) planned unit development (PUD); and **3)** single family attached dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** reduce setbacks; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; **6)** allow modified driveway design standards; and **7)** allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/xx (For possible action)

RELATED INFORMATION:

APN:

161-09-801-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet where a maximum wall height of 6 feet is permitted per Section 30.64.020 (a 100% increase).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to 5 feet where a minimum of 10 feet is required per Section 30.24.080 (a 50% reduction).
3. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
4. Reduce back of curb radius to 15 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).
5. Allow an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.
6. Reduce the driveway distance to the property line to 1 foot where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (an 83.3% reduction).
7. Allow non-standard improvements (landscaping) within the right-of-way (Sloan Lane and Desert Inn Road) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Attached single family residential planned unit development.

2. Increased finished grade to 240 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 1,233% increase).

LAND USE PLAN:
SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 130.4
- Number of Units: 1,298
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 930 (gross and net)/1,925 (gross and net)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2
- Building Height (feet): 27/18 (pool buildings)
- Square Feet: 1,203 to 1,778/950 (pool buildings)
- Open Space Required/Provided: 7.5 acres/41.69 acres
- Parking Required/Provided: 3,208/3,227

History and Request

This request is to convert a 130.4 acre portion of the Royal Links Golf Course to a residential development, specifically APN 161-09-801-004, located immediately south of Vegas Valley Drive. The proposal consists of 1,298 attached single family residential units in the form of a Planned Unit Development (PUD). APN 161-10-202-001, the remaining 32.4 acres of the golf course located immediately north of Vegas Valley Drive is not a part of this application. A nonconforming zone boundary amendment reclassifying the project site to an R-2 zoning district was approved by the Board of County Commissioners (BCC) via NZC-20-0051 in October 2020. The use permit for the planned unit development, waivers of development standards, and design reviews associated with the aforementioned request were denied without prejudice by the BCC. A specific condition of approval for the nonconforming zone boundary amendment imposed by the BCC mandated 2 years to submit the final design review to be heard by the Sunrise Manor Town Advisory Board, the Planning Commission, and the BCC. The proposed development is classified as a High Impact Project as the project site consists of more than 500 dwelling units. Furthermore, the PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government's jurisdictional boundary being the City of Las Vegas.

Site Plans

The plans depict an attached single family residential development situated on a 130.4 acre project site consisting of 1,298 residential lots with a density of 10 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The project site is bounded on the north by Vegas Valley Drive, the south by Desert Inn Road, the east by the City of Las Vegas Wastewater Treatment Plant, and the west by an existing single family residential development

consisting of manufactured homes. The development consists of single family attached dwellings (2 plex buildings), 4 plex buildings with and without garages, and 6 plex buildings designed around 30 foot wide private streets. The minimum length of the driveways between the garage and private internal streets are 10 feet, necessitating a waiver of development standards reducing the setback from any street, drive aisle, sidewalk, or curb. The development is bisected by a proposed collector street, Sloan Lane, measuring 70 feet in width connecting to Desert Inn Road and Vegas Valley Drive. Sloan Lane features a roundabout located at the north and south portions of the street facilitating a connection to the interior private streets servicing the development. Five foot wide detached, meandering sidewalks are located on both sides of Sloan Lane. Multiple sidewalks ranging between 4 feet to 5 feet in width, located between the townhouse units and along the private streets, offer pedestrian connectivity throughout the development. Parking consists of garage parking for residents and surface parking for both residents and visitors. The development requires 3,208 parking spaces where 3,227 parking spaces are provided. The minimum and maximum lot sizes within the development are 930 square feet and 1,925 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 5 feet
- Interior Side Setback – zero feet
- Side Street Corner Setback – 10 feet
- Perimeter Setback – 10 feet
- Courtyard Wall Setback – zero feet
- Patio Setback – 1 foot
- Building Separation – 7 feet

A minimum building setback of 10 feet is provided around the perimeter of the site. The plans indicate that an increase to the finished grade to 240 inches (20 feet) is necessary due to the following: 1) existing golf course conditions with varying topography; and 2) ensure positive drainage from the northwest corner to the southeast corner of the project site. The increased fill will be generally located along the northwest and southeast corners of the project site, in addition to increasing the depth of the fill to a maximum of 240 inches due to the existing water features, fairway hazards, and site conditions interior to the golf course.

Landscaping

Street landscaping consists of a 15 foot wide area, including 5 foot wide detached sidewalks located along Desert Inn Road and Vegas Valley Drive. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk, is located on both sides of Sloan Lane. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A landscape area measuring between 105 feet to 270 feet in width is located along the east portion of the project site. The existing 6 foot high wall along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant, will be increased by an additional 6 feet, requiring a waiver of development standards to increase wall height. A 5.5 foot wide landscape area, with large evergreen trees planted 20 feet on center per Code requirements, is located along the west property line adjacent to the existing single family residential development. An existing

6 foot high block wall is also located along the west property line. The roundabouts with landscaping, located at the north and south portions of Sloan Lane, require a waiver of development standards for non-standard improvements within the right-of-way. Furthermore, an unimproved 14 foot wide landscape area is located within the right-of-way along Desert Inn Road, also requiring a waiver for non-standard improvements.

Open Space

The development requires a total of 7.5 acres of open space where 41.7 acres of open space is provided. The proposed development has open space centrally located within the development, in addition to an open space area ranging between 105 feet to 270 feet in width along the east portion of the project site, adjacent to the City of Las Vegas Wastewater Treatment Plant. Open space amenities within the development consist of the following: 1) 4 swimming pools and 2 wading pools; 2) 5 areas of age appropriate playgrounds; 3) tennis and pickleball courts; 4) 1 basketball full court and 1 half court; 5) large turf areas; 6) multiple gazebo sitting and barbecue areas; 7) dog park; and 8) trail area offering pedestrian connectivity throughout the interior of the development.

Elevations

The plans depict 2 plex (single family attached units), 4 plex, and 6 plex residential units, each with 6 elevations. The buildings have a maximum height of 27 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the units consisting of neutral, earth tone colors. The pool building measures 18 feet in height and consists of a pitched, concrete tile roof. The building is painted with neutral, earth tone colors.

Floor Plans

The plans depict 2 story homes with floor plans ranging between 1,203 square feet to 1,778 square feet. The floor plans feature multiple bedrooms, kitchen, living room, dining room, closets, laundry room, and bathrooms. The plans depict homes with either a 1 or 2 car garage, depending on the selected model. Additionally, there are plans that do not include a garage option. The pool building measures 950 square feet in area and contains men's and women's restroom facilities and equipment rooms.

Applicant's Justification

The applicant states the increased wall height along the east property line is requested per discussions with the City of Las Vegas Wastewater Treatment Plant. The increased wall height will serve as a buffer and screen between the Plant and residential development. Street sections and curb returns will still accommodate emergency vehicles and all passenger vehicles. Alternate street grading will allow the attached product to meet grading criteria without adding steps or deepened footing to the buildings. The proposed 5 foot setback from the interior private streets will eliminate the possibility of vehicles attempting to park in the driveway. Due to the design of the single family attached products, the driveways associated with the units will be as close as 1 foot from the property line. The design review to increase finished grade is requested

as the existing golf course has varying topography in addition to ensuring positive drainage occurs from the northwest corner to the southeast corner of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers, and design reviews were denied without prejudice by the BCC	Approved by BCC	October 2020
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduced setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T, P-F, R-3, & R-2	Single family residential & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	P-F	City of Las Vegas Wastewater Treatment Plant
West	Residential Suburban (up to 8 du/ac)	R-T	Single family residential

Related Applications

Application Number	Request
VS-21-0508	A vacation and abandonment of right-of-way is a companion item on this agenda.
TM-21-500147	A tentative map consisting of 1,298 attached single family residential lots on 130.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The number of units associated with the residential development make this proposal a High Impact Project (HIP). The HIP will increase the demand on public facilities and services within the immediate area. The applicant submitted the required RISE (Regional Infrastructure and Service Evaluation) reports with the pre-submittal application addressing the increased demand on public facilities and services. The school district has indicated that this development would generate 215 additional elementary school, 121 middle school, and 170 high school students. The school district indicates Smith Elementary School and Chaparral High School are under capacity by 52 and 270 students, respectively while Harney Middle School is over capacity by 60 students. Staff has not received comments from other agencies or departments indicating the impact the development will have on public facilities and services.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition between the manufactured home park to the west and the City of Las Vegas Wastewater Treatment Plant to the east. Staff finds the open space areas within the project site are conveniently located, accessible, and visible to residents of the development. The proposed open space areas will enhance pedestrian circulation within the site, promote pedestrian use and safety, and improve the aesthetic quality of the development; therefore, staff recommends approval.

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 wall height up to 12 feet along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant. The increased wall height will not only provide security to the Treatment Plant, but will also assist in mitigating any impact the facility may have on the residential development in addition to the proposed landscape buffer. The increased wall height should not have any impact on the surrounding land uses or properties; therefore, staff recommends approval.

Waiver of Development Standards #2

The requested setback reduction is necessary to take into account the setbacks of the residential buildings to the internal sidewalks and private streets within the development. The typical residential building setback from a private street is 5 feet to accommodate the proposed driveway length and deter people from parking in the driveway. Staff finds the request should have minimal to no impact on the overall development of the site; therefore, recommends approval.

Design Review #1

Urban Specific Policy 7 of the Comprehensive Master Plan states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the aforementioned policy as multiple points of connection are proposed from the interior of the development to Sloan Lane connecting to Desert Inn Road and Vegas Valley Drive. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials, such as stucco and concrete tile roofs, decorative window trimming, and open courtyard areas. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 10 dwelling units per acre, which staff believes is an appropriate density; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #5

Staff has no objection to allowing a flush curb/zero curb and an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #6

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaped medians placed in the right-of-way. Staff can support this request, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the final design for APN 161-10-202-001 must be submitted to Planning Staff no later than October 7, 2022 or the zoning will expire on this parcel; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project.
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

CONTACT: CINDIE GEE, GCW ENGINEERING, 1555 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NV 89146



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 <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0507</u> DATE FILED: <u>9/9/21</u> PLANNER ASSIGNED: <u>MJK</u> TAB/CAC: <u>SURPRISE MANOR</u> TAB/CAC DATE: <u>10/14/21</u> PC MEETING DATE: <u>11/2/21 @ 7:00 PM</u> @ 6:30 PM BCC MEETING DATE: <u>11/17/21 @ 9:00 AM</u> FEE: <u>\$3,775.00</u>
	PROPERTY OWNER NAME: <u>SGGOAKS Royal Links LLC</u> ADDRESS: <u>5995 Vegas Valley Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: <u>808-375-9178</u> CELL: _____ E-MAIL: <u>immy808@gmail.com</u>
	APPLICANT NAME: <u>Touchstone Living</u> ADDRESS: <u>9205 West Russell Road #235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-493-0031</u> CELL: _____ E-MAIL: <u>dmanning@touchstoneliving.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>GCW, Inc./Cindie Gee</u> ADDRESS: <u>1555 South Rainbow</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2107</u> CELL: <u>702-785-2299</u> E-MAIL: <u>cgee@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-10-202-001; 161-09-801-004

PROPERTY ADDRESS and/or CROSS STREETS: North & South Sides of Vegas Valley, East of Sloan Channel

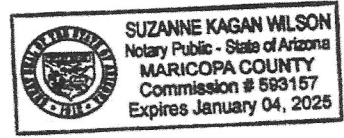
PROJECT DESCRIPTION: PUD/residential development on an existing golf course site; waiver of grade height

(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.

[Handwritten Signature]

SHELBY Futch
Property Owner (Print)

STATE OF Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON May 26, 2021 (DATE)
 By Shelby Futch
 NOTARY PUBLIC: *[Signature]*



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

798-005

August 30, 2021

UC-21-0507
**PLANNER
COPY**

Mr. Mark Donohue
Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Independence APN 161-09-801-004 Approximately 129.87 +/- Net Acres
Request for Use Permit (PUD), Design Review, Waivers, and Vacation**

Dear Mark:

On behalf of our client, Touchstone Living, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current site of the former Royal Links Golf Course with approved zoning of R-2 PUD (10 units per acre). The property is located on the south side of Vegas Valley Drive, generally bound by the Vegas Valley Drive to the north, the City of Las Vegas Sewer Treatment Plant to the East, the Desert Inn Mobile Estates to the west, and Desert Inn Drive to the south and consists of approximately 129.87 net acres. It is the intent of our client to develop the southern portion (APN 161-09-801-004) of the golf course at this time. There is a golf cart bridge that runs across Vegas Valley Drive, which will remain as pedestrian access to connect the north and south sides of the property. There is a power line running north and south that bisects the property along the Sloan Lane alignment. There is also a setback required by the City of Las Vegas adjacent to the sewer plant on the south side of Vegas Valley Drive which is being proposed as open space. Property beneath the power line will also be included as an open space. There are 2 roundabouts along the Sloan Lane alignment at the southern portion and the northern portion of the site circle, which will have open space surrounding it and will allow for traffic flow for ingress/egress into the development.

Use Permit (PUD) and Design Review:

The applicant is applying for a special use permit to allow for a Planned Unit Development (PUC) on the south property APN 161-09-801-004. R-2 PUD zoning on the southern portion allows for 10 units per acre and the applicant is proposing 1,298 single-family attached units on 130.32 net acres, which meets the unit criteria. Currently, the applicant is planning for 306 two-plex (single family attached) with a 2 car garage, 184 two-story four-plex buildings with a 1 car garage; 328 two-story, four-plex buildings without garages and 480 two-story six-plex buildings with 2 car garages. The minimum lot size is 930 square feet and the maximum lot size is 1,925 square feet. The main entrance to the subdivision will be from Vegas Valley Drive and it will be landscaped on both sides. There will be a 5.5' buffer from the development on the west with one 24" evergreen box tree every 30 feet OC.

The Design Review is being requested to increase the finished grade over the maximum 1.5' per Clark County Title 30.32.40.a.9.b. The current site is an existing golf course with varying topography, and to get positive drainage from the northwest corner to the southeast corner, the site will have large amounts of fill. We are looking to increase the depth of fill to a maximum of 20' (240") - where 18'



inches is the maximum - from the existing topography located throughout the site due to the varying golf course topography.

The proposed development has open space centrally located north to south, and open space aligns the eastern boundary, which serves as a buffer to the City of Las Vegas Waste Water Treatment Plant. The proposed amenities in the open space are to include but are not limited to the following:

- 4 swimming pools and 2 wading pools.
- 5 areas of age-appropriate playgrounds.
- Tennis and pickleball courts.
- 1 full-court basketball court and one-half court.
- Multiple gazebo sitting areas and BBQs.
- Large areas of turf.
- Dog Park.
- Trail – offering pedestrian connectivity throughout.

Below are the proposed setbacks for the proposed Single Family attached product:

- 5' - Front
- 5' - Rear
- 7' - Building Separation
- 0' - Side
- 10' - Corner
- 0' - Courtyard Wall
- 1' - Patio

PLANNER
COPY

Waivers:

1. Title 30.52.050 – Street Section in Residential Subdivisions and Unified Standard Drawing 206.1S1

Standard:	47' – 49' Street Section
Requested Waiver:	30' Back of Curb to Back of Curb (Min 5' Sidewalk provided in Common Element between Buildings- not part of street sections) 35' – 30' Back of Curb to Back of Curb with 5' Sidewalk 43' - 38' Back of Curb to Back of Curb with 2' R-Curb and 5' Sidewalk 45' –37' Back of Curb to Back of Curb with 2' L-Curb and 2-4' Sidewalks
Justification:	We are proposing multiple street sections throughout the community from alley sections to residential street sections. All sections meet with PUD requirements with at least 1 – 5' Sidewalk or 2-4' sidewalks except the alley section, which will provide a walkway in the common element between the buildings.

2. Title 30.64.020-1.A – Fences and Walls

Standard:	6' Maximum Fence
Requested Waiver:	12' Screen Wall Along Eastern Property Line
Justification:	Per discussions with CLV Wastewater Treatment Plant, we are proposing a 12' screen wall along the east property line to serve as a buffer/screen for the City of Las Vegas Treatment Plant.



3. Title 30.52.050 – Minimum Curb Return Drawing 201

Standard: 20' Radius
Requested Waiver: 15' Radius Internal Streets
Justification: Street sections and curb returns will still accommodate emergency vehicles and all passenger vehicles.

4. Title 30.52.050 – 2% Crown Street Section in Residential Subdivisions and Unified Standard Drawing 206.1S1

Standard: 2% Crown Street
Requested Waiver: Inverted Crown
Justification: Alternate Street grading will allow the attached product to meet grading criteria without adding steps or deepened footing to the buildings.

5. Title 30.24.080.c.D – Residential units shall maintain a minimum 10 foot setback from any street, drive aisle, sidewalk, or curb.

Standard: 10' From Building to street, drive aisle, sidewalk, or curb.
Requested Waiver: 5' From Building to any street, drive aisle, sidewalk, or curb.
Justification: We are proposing 5' driveways to from sidewalk or curb. This is consistent with the buyer proville and this also eliminates the possibility of attempted parking in the driveway.

6. Title 30.52.050 – Improvement Standards and Unified Standard Drawing 222


Standard: Driveway to be 6' from Property Line
Requested Waiver: Allow 1' separation from property line to driveway
Justification: We are proposing single-family attached product with 0' side yard setbacks, this will require the driveway to be as close as 1' from property line.

Tentative Map and Vacation:

We are also submitting the Tentative Map proposing the 1298 single-family attached units along with a Vacation application package. The vacation is for the south 5' along Vegas Valley Drive, the north 5' along Desert Inn Road, and two commercial driveways.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,


Wesley T. Petty, PE
Vice President

PLANNER
COPY

11/02/21 PC AGENDA SHEET

INDEPENDENCE
(TITLE 30)

DESERT INN RD/CABANA DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500147-SGG OAKS ROYAL LINKS, LLC:

TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:
161-09-801-004

LAND USE PLAN:
SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 130.4
- Number of Units: 1,298
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 930 (gross and net)/1,925 (gross and net)
- Project Type: Attached single family residential planned unit development
- Open Space Required/Provided: 7.5 acres/41.69 acres

The plans depict an attached single family residential development situated on a 130.4 acre project site consisting of 1,298 residential lots with a density of 10 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The project site is bounded on the north by Vegas Valley Drive, the south by Desert Inn Road, the east by the City of Las Vegas Wastewater Treatment Plant, and the west by an existing single family residential development consisting of manufactured homes. The development consists of single family attached dwellings (2 plex buildings), 4 plex buildings with and without garages, and 6 plex buildings designed around 30 foot wide private streets. The minimum length of the driveways between the garage and private internal streets are 10 feet, necessitating a waiver of development standards reducing the setback from any street, drive aisle, sidewalk, or curb. The development is bisected by a proposed collector street, Sloan Lane, measuring 70 feet in width connecting to Desert Inn Road and Vegas Valley Drive. Sloan Lane features a roundabout located at the north and south portions of the street facilitating a connection to the interior private streets servicing the

development. Five foot wide detached, meandering sidewalks are located on both sides of Sloan Lane. Multiple sidewalks ranging between 4 feet to 5 feet in width, located between the townhouse units and along the private streets, offer pedestrian connectivity throughout the development. Parking consists of garage parking for residents and surface parking for both residents and visitors. The development requires 3,208 parking spaces where 3,227 parking spaces are provided. The minimum and maximum lot sizes within the development are 930 square feet and 1,925 square feet, respectively. A minimum building setback of 10 feet is provided around the perimeter of the site. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 5 feet
- Interior Side Setback – zero feet
- Side Street Corner Setback – 10 feet
- Perimeter Setback – 10 feet
- Courtyard Wall Setback – zero feet
- Patio Setback – 1 foot
- Building Separation – 7 feet

Landscaping

Street landscaping consists of a 15 foot wide area, including 5 foot wide detached sidewalks located along Desert Inn Road and Vegas Valley Drive. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk, is located on both sides of Sloan Lane. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A landscape area measuring between 105 feet to 270 feet in width is located along the east portion of the project site. The existing 6 foot high wall along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant, will be increased by an additional 6 feet. A 5.5 foot wide landscape area, with large evergreen trees planted 20 feet on center per Code requirements, is located along the west property line adjacent to the existing single family residential development. An existing 6 foot high block wall is also located along the west property line.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers and design reviews were denied without prejudice by the BCC	Approved by BCC	October 2020
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduce setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T, P-F, R-3, & R-2	Single family residential & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	P-F	City of Las Vegas Wastewater Treatment Plant
West	Residential Suburban (up to 8 du/ac)	R-T	Single family residential

Related Applications

Application Number	Request
VS-21-0508	A vacation and abandonment of right-of-way is a companion item on this agenda.
UC-21-0507	A use permit for an attached single family residential planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project.
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to 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 #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TOUCHSTONE LIVING, INC.
CONTACT: CINDIE GEE, GCW ENGINEERING, 1555 SOUTH RAINBOW, LAS VEGAS,
NV 89146

DRAFT

11/02/21 PC AGENDA SHEET

ROBOTIC VEHICLE TESTING
(TITLE 30)

SPEEDWAY BLVD/I-15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0506-NEVADA SPEEDWAY, LLC:

WAIVER OF DEVELOPMENT STANDARDS for a temporary building (membrane structure).

DESIGN REVIEW for a temporary building (membrane structure) in conjunction with a robotic vehicle testing facility at an existing racetrack facility on a portion of 390.3 acres in a C-2 (General Commercial) (AE-65) (AE-70) (AE-75) Zone.

Generally located on the northeast side of Speedway Boulevard and the south side of I-15.
MK/nr/jo (For possible action)

RELATED INFORMATION:

APN:
123-23-701-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Allow for a temporary building (membrane structure) where a permanent enclosed building is required per Section 30.44.005.

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 7065 Speedway Boulevard
- Site Acreage: 390.3 (portion)
- Project Type: Robotic testing facility
- Number of Stories: 1
- Building Height (feet): 21 (operations facility)/29 (robotics facility)
- Square Feet: 13,000 (operations facility)/11,504 (robotics facility)

Site Plans

The plans show a portion of a 390.3 acre parcel which is part of the Las Vegas Motor Speedway south of I-15. The existing racetrack on the north portion of the site, previously approved for exotic car driving, will be reconfigured to mirror urban street conditions for the testing of autonomous vehicles. The existing main building (operations facility) on the site is located north

of Speedway Boulevard. A temporary building made of fabric membrane is proposed to be a robotics facility and will be located north of the operations facility. Access to the site is from 2 commercial driveways from Speedway Boulevard.

Landscaping

No landscaping is required or proposed as part of this application.

Elevations

The plans depict an existing 1 story, 21 foot high operations center. The operations center is constructed from cement board panels with aluminum storefronts and has a varied roofline. The 1 story, 29 foot high robotics facility is constructed of a membrane material. The robotics facility features 7 roll-up doors with a steel eyebrow, and the doors will face the operations facility and will not be visible from the right-of-way.

Floor Plans

The plans for the 13,000 square foot operations facility include an open office area, training room, conference rooms, lobby, break area, kitchen, and storage. The plans for the 11,504 square foot membrane structure robotics facility include vehicle charging, maintenance bays, conference room, storage areas, and a tech office area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use will be for the testing and maintenance of autonomous vehicles on the reconfiguration of the existing racetrack. The proposed reconfiguration of the racetrack will include urban roadway simulation with traffic lights along with curbs and driveways. The applicant is requesting a temporary membrane structure to be used as the robotics facility. The applicant states that the proposed use of the existing racetrack facility for the testing of autonomous vehicles and the use of the membrane structure for the robotics lab is an appropriate use for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0259	Recreational Facility (exotic auto driving experience) in conjunction with an existing racetrack facility	Approved by PC	May 2019
UC-19-0200	Allow temporary outdoor commercial events (recreational vehicle sales) more than once a year for 21 days per event	Approved by PC	May 2019
UC-18-0098	Establish temporary outdoor commercial events (recreational vehicle sales) once a year and only to operate for 20 days where 10 days is allowed per event	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0490-12	Recreational facility (exotic auto driving experience) with a waiver for parking reduction	Approved by PC	October 2012
VC-0757-95 (ET-0029-07)	Third extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 2007
WS-0370-03	Permit 127 foot high grandstands for the main racetrack	Approved by PC	April 2003
VC-0757-95 (ET-0196-00)	Second extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	July 2000
UC-1306-99	Expand drag-strip facilities	Approved by PC	October 1999
UC-0009-96	Drag-strip, oval racetrack, go-kart track, mountain bike track, all-terrain & motocross track, and sand drags	Approved by PC	February 1997
VC-0757-95	Waived on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 1996
ZC-633-93/ UC-634-93/ VC-635-93	Reclassified from R-U & H-2 to C-2 zoning for a 1.5 mile track and motor racing facility	Approved by BCC	December 1993
UC-057-70	Original drag-strip and 3/8 mile oval track	Approved by PC	October 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Vehicle auction dealership
South	Industrial	C-2	Las Vegas Speedway
East	City of North Las Vegas	O-L	Undeveloped
West	Industrial	M-1	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the proposed robotic vehicle testing facility on an existing paved site is compatible with the surrounding area. The Las Vegas Motor Speedway is already used for racetrack purposes, and other recreational facilities (exotic auto driving experiences) have been approved on this portion of the site within the Las Vegas Motor Speedway complex without any issues. Although the building is constructed of a membrane fabric material, the request complies with Land Use Goal 1 of the Comprehensive Master Plan which promotes implementing economic viability, employment opportunities, and the use is well integrated with appropriate circulation systems, services, and facilities; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

OFF-SITES & LANDSCAPING
(TITLE 30)

BETTY LN/CARTIER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400149 (WS-0415-10)-DIS & DAT, INC:

WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone

Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-16-301-021; 140-16-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (excluding paving) along Betty Lane.
2. Waive street landscaping along Betty Lane and Bledsoe Lane where landscaping per Figure 30.64-13 is required (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2635 Bledsoe Lane
- Site Acreage: 4.4
- Project Type: Off-sites and landscaping

Site Plan & History

The original application, approved in October 2010, was for a waiver of off-site improvements and landscaping along Betty Lane and Bledsoe Lane in conjunction with an automobile dismantling and parts storage yard. The applicant made the request to defer off-site improvements and landscaping to allow time for construction of the City of North Las Vegas wastewater plant to be completed. The facility is now operational. The application was approved by the Planning Commission (PC) with a condition of until December 31, 2012 to commence and review and a condition of landscaping per plans on file. A first extension of time, WS-0415-10 (ET-0158-12), was approved in June 2013, and a second extension of time,

WS-0415-10 (ET-0135-14), was approved in January 2015. WS-0415-10 (ET-0187-16) was approved for a third extension of time in February 2017 for an additional 3 years to complete and review. The applicant has completed the off-sites and landscaping on Bledsoe Lane, however, the off-site improvements and landscaping have not been installed along Betty Lane. A Fourth extension of time ET-20-400003 (WS-0415-10) for waivers for full off-site improvements (excluding paving) and landscaping was approved in May 2020.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400003 (WS-0415-10):

Current Planning

- Applicant is advised that 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

- Off-site permits shall be submitted to Public Works within 1 year and 18 months to construct off-sites.

Listed below are the approved conditions for WS-0415-10 (ET-0187-16).

Current Planning

- 3 years to complete and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Building/Fire Prevention

- Applicant is advised to comply with previously noted requirements; off-site improvements are indicated; and to contact the Department of Building and Fire Prevention at (702) 455-7316, if off-site improvements include Fire Code issues.

Listed below are the approved conditions for WS-0415-10 (ET-0135-14):

Current Planning

- Until December 31, 2016 to commence and review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that that the property is already connected to the CCWRD sewer system.

Listed below are the approved conditions for WS-0415-10 (ET-0158-12):

Current Planning

- Until December 31, 2014 to commence and review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Until December 31, 2014 to commence off-sites.

Listed below are the approved conditions for WS-0415-10:

Current Planning

- Until December 31, 2012 to commence and review;
- Landscaping per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that he is in the process of organizing a Special Improvement District with other property owners and landlords in the area in order to fully develop the off-sites for the area and provide landscaping. The applicant requests an extension of time to complete the off-sites and landscaping along Betty Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400003 (WS-0415-10)	Fourth extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	May 2020
WS-0415-10 (ET-0187-16)	Third extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	February 2017
WS-0415-10 (ET-0135-14)	Second extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	January 2015
WS-0415-10 (ET-0158-12)	First extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Approved by BCC	June 2013
WS-0415-10	Waivers for full off-site improvements (excluding paving) and landscaping	Approved by PC	October 2010
UC-0745-93 (ET-0101-10)	Seventh extension of time to review an automobile dismantling and used parts storage facility - remove time limit	Approved by PC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1125-06 (ET-0260-08)	First extension of time for full off-sites and landscaping - expired	Approved by BCC	November 2008
UC-0256-07	Automobile dismantling and materials recovery facility - expired	Approved by PC	April 2007
WS-1125-06	Waivers for full off-sites and landscaping - expired	Approved by BCC	October 2006
UC-0745-93 (ET-0231-04)	Sixth extension of time for automobile dismantling facility	Approved by PC	October 2004
VS-0105-02	Vacated and abandoned a portion of Cartier Avenue	Approved by PC	March 2002
UC-0745-93 (ET-0367-01)	Fifth extension of time for automobile dismantling facility	Approved by PC	November 2001
UC-0745-93 (ET-0307-00)	Fourth extension of time for automobile dismantling facility	Approved by PC	September 2000
UC-0063-00	Auto repair	Approved by PC	June 2000
UC-0788-99	Storage and sales of fireworks - expired	Approved by PC	June 1999
UC-0745-93 (ET-0280-98)	Third extension of time for automobile dismantling facility	Approved by PC	September 1998
WT-1728-98	Waiver of title for streetlights - expired	Approved by PC	November 1998
UC-0745-93	Second extension of time for automobile dismantling facility	Approved by BCC	September 1996
ZC-101-92	First extension of time on zone change	Approved by BCC	August 1996
UC-0745-93	First extension of time on use permit for automobile dismantling facility	Approved by BCC	September 1994
UC-0745-93	Automobile dismantling facility	Approved by BCC	August 1993
ZC-101-92	Reclassified the property from R-E to M-2 zoning for an automobile dismantling and used parts storage yard	Approved by BCC	August 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Undeveloped
South	Industrial	M-1	City of North Las Vegas Wastewater Treatment Plant
East	Industrial	M-2	Industrial
West	Industrial	M-D & M-1	Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Staff finds that the City of North Las Vegas wastewater treatment facility has been completed for many years. The construction and completion of this facility was originally the reasoning behind deferring the landscaping. Since, the facility is completed staff can no longer support any more delays in construction of the required off-sites or landscaping. Staff recommends denial of this extension of time.

Public Works - Development Review

Waiver of Development Standards #1

As mentioned in the extension of time from 2012, 2015, 2017 and again from 2020, the applicant's justification to defer off-sites on Betty Lane was to allow the North Las Vegas water treatment plant to be completed prior to installing the improvements. The plant has been completed and operational for over 10 years. Staff finds that circumstances have changed over the past 10 years and therefore, staff cannot support this extension of time.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until December 31, 2022 to complete and review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

OUTSIDE STORAGE YARD
(TITLE 30)

JUDSON AVE/MARION DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-21-0500-CIVIL WERX, LLC:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

USE PERMIT to allow an outside area used for equipment storage to be unpaved.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** parking; **4)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving); and **5)** allow a modified driveway design.

DESIGN REVIEWS for the following: **1)** outside storage yard; and **2)** storage containers.

Generally located on the south side of Judson Avenue, 660 feet east of Marion Drive within Sunrise Manor (description on file). MK/rk/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-610-097; 140-20-610-098

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive parking lot landscaping where required per Figure 30.64-14.
- b. Waive street landscaping where required per Figure 30.64-13 adjacent to Judson Avenue.
- c. Waive the required landscaping adjacent to a less intense use (to the south and west) per Figure 30.64-11.
2. Waive the requirement for a trash enclosure per Section 30.56.120.
3. Waive parking on-site per Section 30.60.030.
4. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) where required per Section 30.52.050.
5. Waive throat depth for the driveways along Judson Avenue to zero feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 1.8
- Project Type: Outside equipment storage yard
- Storage Container Height (feet): 9.5
- Square Feet: 320 (per container)

Site Plan

The applicant is requesting a conforming zone change from R-E zoning to M-1 zoning for an outside storage yard for a contracting company. The overall site is approximately 1.8 acres with a proposed 8 foot high perimeter block wall. Currently the site has been functioning as an outside storage yard without proper entitlement. There is an existing 6 foot high block wall along the east and west property lines. There are 2 access points shown along Judson Avenue with 24 foot wide sliding gates at the property line. The gates will remain open during business hours. There are no proposed structures on the subject site other than 6 storage containers located toward the center of the site. All outside area used for parking, maneuvering, and storage will have alternative asphalt millings in lieu of paving. The Department of Air Quality has been out to the site and has indicated the alternative materials are acceptable.

Landscaping

The applicant is requesting to waive all landscaping requirements for the proposed use. In lieu of street landscaping, the applicant intends to display vintage antique equipment along the front portion of the property along Judson Avenue.

Elevations

The shipping containers are 9.5 feet in height with a flat roof and consists of nondecorative metal vertical lap sides.

Floor Plans

Each of the 6 containers are 8 feet wide and 40 feet long, totaling 320 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the subject site will mainly be used by a contracting business on the adjacent site to the east and will not be open for public access; therefore, they are asking to waive landscaping, trash enclosure, and on-site parking. Furthermore, the heavy equipment on the site will destroy pavement, which is why an alternative surface is proposed. The addition of the 8 foot high screen wall will assist in buffering the intended use to the properties to the south and west. As for the off-sites, the applicant indicates the properties to the west and majority of the properties in the area do not have full off-site improvements or commercial driveways.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse building
South	Business and Design/Research Park	R-E & M-D	Single family residential & office/warehouse
East	Business and Design/Research Park	M-D	Warehouse building with outside storage
West	Business and Design/Research Park	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

Current Planning

Zone Change

This zone boundary amendment conforms to the Sunrise Manor Land Use Plan, and the proposed zoning district is within the allowable range of intensity designated by the Industrial land use category. However, the more appropriate zoning for this property would be M-D as the properties to the north are all zoned M-D while the properties to the south are a mix of R-E and M-D zoned properties, thus there is no way to provide a transition if this property were to be rezoned to M-1.

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, #1c, #2, & #3

Due to the totality of the waiver requests, and the potential impact these requests may have on the adjacent single family residential development, staff cannot support these requests. Staff finds the project site as designed is not an appropriate development between the existing single family residential developments to the west and south and the light industrial developments to the north and east; therefore, recommends denial.

Design Reviews

The site design and development parameters are established and dependent on consideration of the companion requests, thereby requiring contingent consideration of the design review. Since Planning and Public Works cannot support the application in its entirety, staff cannot support the design reviews.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on Judson Avenue when there are existing full improvements on the parcels immediately to the east and north. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #5

Staff finds that the reduced throat depth for the driveway on Judson Avenue will result in on-street stacking of vehicles. It is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- 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.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; however, this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD's website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIVIL WERX

CONTACT: ANN PIERCE, 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 checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Civil Werx, LLC</u> ADDRESS: <u>4845 Judson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Civil Werx, LLC</u> ADDRESS: <u>4845 Judson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Drive, Ste 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>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 140-20-610-097 & 098
 PROPERTY ADDRESS and/or CROSS STREETS: Judson and Marion
 PROJECT DESCRIPTION: Equipment Storage Yard

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

 Property Owner (Signature)* Donald Gibson, President
 STATE OF Nevada Property Owner (Print)
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/14/21 (DATE)
 By Donald Gibson
 NOTARY PUBLIC: Cindy Adkins

CINDY ADKINS
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 14-15135-1
 My Appt. Expires November 14, 2022

*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH
jlazovich@kcwvlaw.com
702.792.7050

August 24, 2021

VIA ELECTRONIC UPLOAD

Clark County
Department of Comprehensive Planning
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Re: *Justification Letter*

***Conforming Zone Change from R-E to M-1; Design Review for Outside Storage of Equipment on Asphalt Alternatives; and Waiver of Development Standards for: (1) to Allow Outside Storage on Asphalt Alternatives Where Paving is Required, (2) to Allow No Street Landscaping, (3) Full Off-Site Improvements and Commercial Driveway Standards, (4) Reduce Throat Depth, and (5) Eliminate Landscape Buffer to Residential Zoned Property
APN's: 140-20-610-097 & 098***

To Whom It May Concern:

Please be advised, this firm represents the applicant. On behalf of the applicant, we are submitting an application for a conforming zone change, a design review for outside storage and waivers of development standards. The site is approximately 1.8 acres and is generally located near Judson Avenue and Marion Drive, more particularly described as APN's 140-20-601-097 and 098 (the "Site").

CONFORMING ZONE CHANGE

The Site is master planned Industrial and zoned R-E. The applicant is seeking a conforming zone change to M-1 to allow for an outside storage facility. The Site is surrounded by other properties with outside storage. In addition, the area is predominantly zoned or planned for industrial type uses. Therefore, a zone change to M-1 for the Site is compatible and appropriate.

DESIGN REVIEW

The applicant operates a contracting business adjacent to the Site. The Site would be a used for outside storage in conjunction with the adjacent business. Since the Site is intended to be used for outside storage only and not for public access, there is no parking provided. Any customers who come to the adjacent business would park in the parking lot on APN: 140-20-610-096. The Applicant will also have six (6) storage containers on the Site.

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

WAIVER OF DEVELOPMENT STANDARDS

The applicant has worked with the Clark County Department of Air Quality ("DAQ") and is proposing to use alternative asphalt on the Site. Storage of heavy equipment will tear any asphalt paving. The applicant has worked with DAQ to obtain approval of the alternative asphalt. We have attached a copy of the approval from DAQ to this application. All equipment will be properly transported to and from the Site by vehicles adequately designed for such transport.

Second, the applicant is requesting a waiver of development standards to eliminate street landscaping. Due to the type of equipment and use of the storage yard, it is not feasible to provide and maintain landscaping on the Site. In lieu of perimeter landscaping, the applicant intends to display vintage tractors and trucks along Judson Avenue. See **Exhibit 1** and **2**, attached hereto.

Third, the applicant is requesting a waiver of development standards to provide full off-site improvements and commercial driveway standards. The properties to the west and the majority of the properties in the area do not have full off-site improvements or commercial driveways.

Fourth, since the applicant is not proposing to provide full off-site improvements, the applicant is also requesting to reduce the throat depths to zero.

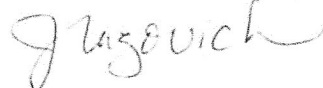
Fifth, the applicant is seeking to waive the landscaping requirement along the south property line. Although the property to the south is zoned R-E, it is planned Industrial. Additionally, there are no residential uses in the area and none of the properties in this area provide landscaping adjacent to neighboring properties.

SUMMARY

Given the location of the Site, the applicant believes the proposed entitlements are appropriate for the area and would respectfully request your approval. Thank you for your consideration of this request.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp

From: David Dean <Dean@ClarkCountyNV.gov>
Sent: Tuesday, July 20, 2021 2:22 PM
To: Donnie Gibson <donnie@civilwerx.com>
Subject: RE: Alternative Pavement

Donnie,

After meeting onsite and seeing the paving product that you used, Air Quality accepts the product as asphalt and finds the site to be in compliance with Air Quality Regulations.

Thank You
David Dean
Air Quality Supervisor
4701 W. Russell Road, Suite 200
Las Vegas, NV 89118
Cell 702-232-1183
Desk 702-455-1645