



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 27, 2022

6:30pm

AGENDA

Note:

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

Board/Council Members: Alexandria Malone, Chairperson
 Earl Barbeau, Vice-Chair
 Paul Thomas, Member
 Max Carter II Member
 Harry Williams-Member

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

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable,

clearly state your name and address and please **spell** your last name for the record. If any member of 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 29, 2022. (For possible action)
- IV. Approval of the Agenda for October 27, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Sunrise Manor TAB for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

11/02/22 BCC

- 1. **VS-22-0513-RG NELLIS NV, LLC:**
VACATE AND ABANDON portions of a right-of-way being Carey Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/bb/syp (For possible action)**11/02/22 BCC**

11/15/22 PC

- 2. **UC-22-0525-BACKLEY IMAD & RAED SUHAIRA:**
USE PERMIT to allow for a vehicle maintenance facility on 0.3 acres in an H-2 (General Highway) Zone. Generally located on the northeast corner of Sahara Avenue and Palm Street within Sunrise Manor. TS/sd/syp (For possible action)**11/15/22PC**
- 3. **UC-22-0527-DIS & DAT INC:**
USE PERMITS for the following: **1)** communication tower; and **2)** increase the height of a communication tower.
DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 3.7 acres in an M-2 (Industrial) Zone (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Bledsoe Lane and the south side of Accurate Drive (alignment) within Sunrise Manor. MK/rk/syp (For possible action)**11/02/22 BC**

11/16/22 BCC

- 4. **VS-22-0534-NELLIS 10 LAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Betty Lane, and between Carey Avenue and Alto Avenue within Sunrise Manor (description on file). MK/bb/syp (For possible action)**11/16/22 BCC**
- 5. **WS-22-0533-NELLIS 10 LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; **2)** allow an attached sidewalk in conjunction with a distribution center; **3)** provide cross access; and **4)** increase wall height.
DESIGN REVIEWS for the following: **1)** distribution facility; **2)** finished grade; and **3)** alternative parking lot landscaping in an M-D (Designed Manufacturing) (AE-70 and APZ-2) Zone and an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the north side of Carey Avenue and the east side of Nellis Boulevard within Sunrise Manor. MK/bb/syp (For possible action)**11/16/22 BCC**

6. **ZC-22-0560-SILVER CITY MHC, LLC:**
ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.
USE PERMIT for a manufactured home park.
WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.
DESIGN REVIEWS for the following: **1)** a manufactured home park; and **2)** lighting plan. Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp (For possible action)**11/16/22 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: November 10, 2022.

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 29, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – EXCUSED Earl Barbeau-Vice Chair- PRESENT Max Carter – - PRESENT	Paul Thomas – EXCUSED Harry Williams- PRESENT
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the September 15, 2022 Minutes

Moved by: Mr. Carter
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for September 29, 2022

Moved by: Mr. Carter
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: Ms. Martinez announced applications are available for next for a two-year (2-year) term beginning January 2023.

VI. Planning & Zoning

1. **UC-22-0487-AVILA FAMILY TRUST & AVILA, JAVIER TRS:**
USE PERMITS for the following: 1) increase accessory structure to exceed one-half the footprint of the principal dwelling; and 2) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow a pool in the front yard in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Betty Lane, 150 feet south of Judson Avenue within Sunrise Manor. MK/lm/syp (For possible action)

10/18/22 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be October 13, 2022

X. Adjournment

The meeting was adjourned at 7:04pm

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair--JUSTIN JONES, Vice-Chair

MARILYN KIRKPATRICK--WILLIAM MCCURDY II--ROSS MILLER--MICHAEL NAFT--TICK SEGERBLOM

Yolanda King, County Manager

11/02/22 BCC AGENDA SHEET

RIGHTS-OF-WAY
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0513-RG NELLIS NV, LLC:

VACATE AND ABANDON portions of a right-of-way being Carey Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-20-502-005

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is developing a recently approved distribution center at the southwest corner of Carey Avenue and Nellis Boulevard. Two small areas of the Carey Avenue right-of-way need to be vacated to facilitate the landscaping and sidewalk. A 3 foot by 20 foot right-of-way is no longer needed to accommodate utility pole construction and pedestrian access. The original dedication of right-of-way for a right turn lane at Carey Avenue and Nellis Boulevard was a right angle triangle area that is 20 feet by 59 feet, and is no longer needed. Both areas combined are 574 square feet in area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0408	Distribution center, with waivers for cross access and landscaping	Approved by BCC	September 2022
TM-0463-06	Commercial subdivision on 6.1 acres - expired	Approved by PC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped & gasoline station
South	Business Employment	M-1	Undeveloped, outside storage, & vehicle sales

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Urban Neighborhood (greater than 18 du/ac) & Business Employment	R-4 & M-1	Multiple family residential & vehicle repair.
West	Business Employment	M-1	Industrial water equipment & storage

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL SAJJADI

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD
#320, LAS VEGAS, NV 89119

DRAFT

Kimley»Horn

June 24, 2022
Project No. 192254000

Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, Nevada 89155

UC-22-0513
PLANNER
COPY

RE: JUSTIFICATION FOR RIGHT-OF-WAY VACATION ALONG CAREY AVENUE FOR ROCKEFELLER DISTRIBUTION CENTER

To Whom It May Concern:

This letter is to provide justification, for the request by RG Nellis NV, LLC, for the following vacations on the proposed industrial development (APN 140-20-502-005):

- 3'x20' Right-of-Way vacation along Carey
- Triangle Area Right-of-Way vacation along Carey

A 3'x20' area was granted for access around the existing NV Energy steel transmission pole, however, that area doesn't align with where the pole was actually constructed and with the Pedestrian Access Easement that will be granted for the project for the sidewalk that goes around the pole, this dedicated R/W is no longer needed.

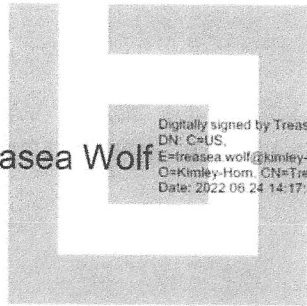
When the right turn lane on the south side of Carey was dedicated, the dedication didn't follow the back of sidewalk, instead it was at a right angle. With the transition for the right turn lane, the Property Line should follow the back of sidewalk to remove the triangle area that should be private property and not R/W so that the landscaping that falls in this area is not maintained by the County.

We look forward to working with Clark County on these vacations and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn



Treasea Wolf



Digitally signed by Treasea Wolf
DN: C=US,
E=treasea.wolf@kimley-horn.com,
O=Kimley-Horn, CN=Treasea Wolf
Date: 2022.06.24 14:17:39-0700

PLANNER
COPY

Treasea Wolf, P.E.
Project Manager

11/15/22 PC AGENDA SHEET

VEHICLE MAINTENANCE
(TITLE 30)

SAHARA AVE/PALM ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0525-BACKLEY IMAD & RAED SUHAIRA:

USE PERMIT to allow for a vehicle maintenance facility on 0.3 acres in an H-2 (General Highway) Zone.

Generally located on the northeast corner of Sahara Avenue and Palm Street within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
161-06-401-005

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 3430 E. Sahara Avenue
- Site Acreage: 0.3
- Project Type: Vehicle Maintenance
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 4,124
- Parking Required/Provided: 17/27

Site Plan

The plans depict an existing commercial building that was once used as a vehicle maintenance facility. Access to the site is from Sahara Avenue and Palm Street. The roll-up doors as shown on the west side of the building are screened by an existing building on the adjacent parcel to the west. Cross access is provided to the parcel to the west and there is a shared ingress/egress point along Sahara Avenue. A total of 27 parking spaces are shown on-site for the facility and the use requires a total of 17 spaces. Parking is shown along the exterior of the building adjacent to the driveway from Sahara Avenue and along the rear and center portions of the parcel.

Landscaping

Landscaping is not required as part of this application. The plans depict landscaping along the eastern property lines and a landscape area along Sahara Avenue. An existing block wall is shown along the north and eastern parcel lines.

Elevations

The plans depict a 1 story commercial building with flat roofline with brick and stucco finish, concrete tile roof. Three roll-up doors facing west are screened from Palm Street by an existing commercial building on the adjacent parcel.

Floor Plans

The plans depict 3 roll-up doors with 5 vehicle lifts, storage area, restrooms, customer lobby, offices, and hallway.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are requesting a use permit to re-establish the existing commercial building for vehicle maintenance and smog checks. The subject site has been an auto maintenance business for over 10 years. The site has an entryway and is easily accessible on Sahara Avenue. The applicant states that they are owners of 3 other vehicle maintenance facilities and will have a total of 3 employees to start.

Prior Land Use Requests

Application Number		Action	Date
VS-0424-02	Vacation and abandonment of right-of-way - expired	Approved by PC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-V-P	Recreational vehicle park
South	Corridor Mixed-Use	H-2	Gasoline station & convenience store
East	Corridor Mixed-Use	C-2	Shopping center
West	Corridor Mixed-Use	H-2	Financial institution

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not oppose the request as the use is harmonious to the overall site and should not pose negative effects to the overall area. The parking requirements are met and the location of the roll-up doors are not directly visible from the road and screened by an existing building; therefore, staff is in support of this request. Staff also believes that a zone boundary amendment to a C-2 zone could be appropriate at this location. The C-2 zoning will allow for more flexibility in the future, rather than new uses requiring approval of additional special use permits.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Provide 3 shrubs with rock ground covering in landscape area along Sahara Avenue.
- Applicant is advised that future uses on this site will require approval of additional land use applications; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DEVIN NEUDECK

CONTACT: TAMARA SAYEGH, 3430 E. SAHARA AVE, LAS VEGAS, NV 89104

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 (2C) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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-22-0525</u> DATE FILED: <u>9/4/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>10/27/22</u> PC MEETING DATE: <u>11/15/22</u> BCC MEETING DATE: _____ FEE: <u>7675</u>
	PROPERTY OWNER NAME: <u>IMAD BACKLEY</u> ADDRESS: <u>3430 E SAHARA AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-960-3332</u> CELL: _____ E-MAIL: <u>REPAIRENVY@GMAIL.COM</u>
	APPLICANT NAME: <u>DEVIN NEUDECK</u> ADDRESS: <u>3430 E SAHARA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-755-1363</u> CELL: _____ E-MAIL: <u>LUXautomotiveinc@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>TAMARA SAYEGH</u> ADDRESS: <u>3500 S MARYLAND PKWY STE 171</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-335-0933</u> CELL: _____ E-MAIL: <u>luxautomotiveinc@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16-106-401-005
 PROPERTY ADDRESS and/or CROSS STREETS: 3430 E SAHARA AVE. LAS VEGAS, NV 89104
 PROJECT DESCRIPTION: SMOG CHECK STATION - ADR + Vehicle Maintenance - Special Use

(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): [Signature] Property Owner (Print): Imad Backley
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 07/20/2022 (DATE)
 By Imad Backley
 NOTARY PUBLIC: [Signature]



ANTHONY ABAD SANTOS
 Notary Public - State of Nevada
 County of Clark
 APPT. NO. 21-2782-01
 My App. Expires Apr. 12, 2025

*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

Devin Neudeck
3430 E. Sahara Ave.
Las Vegas, NV 89104

RE: Special Use Permit - Vehicle Maintenance AND Smog Check - Administration Design Review

To whom this may concern:

Issue:

The address 3430 E Sahara Ave (parcel: 161-06-401-005) is located in an H-2 zone, our business is required to complete smog checks and have an emissions station license. We are reaching out today to get a **special use permit for vehicle maintenance** as well as completing an **administration design review in order to comply with Title 30.16**. I Devin Neudeck am the owner of the business and president of the corporation who is filing for the special use permit and ADR. I am in contact with the property owner/landlord Imad Backley who operated the auto repair shop before me at location 3430 E. Sahara Ave for 10 years, he had a special use permit as well as an emissions station, the scope of the land use at this location is not changing. The intended use of the property is automotive repair and emissions station.

Information:

- a. Number of employees: We have the 3 employees to begin operating.
- b. I am the owner of 3 existing auto repair shop locations.
 - o Purrfect Auto Service 512 - 10050 S. Eastern Ave. Ste 180 Henderson, NV 89052
 - o Purrfect Auto Service 515 - 1770 E Charleston Blvd. Las Vegas, NV 89104
 - o Purrfect Auto Service 540 - 693 N. Valle Verde Dr. Henderson, NV 89104

Findings/Special Use Permit Determinations:

- a. The property is a stand alone building that is compatible with the existing surrounding land uses. In the assessor information this location's land use is "Commercial General - Corridor Mixed-Use"
- b. The subject site has been an auto repair shop location for over 10 years, the special use permit we need is just for the ability to complete smog checks. The site has an entryway and is easily accessible on East Sahara Ave.
- c. This is a stand alone building on .57 acre. This does not interfere with the highway E. Fremont St.. There is a single street in between the building and the highway - Palm St. Further property description is included in the deed.

Sincerely,
Devin Neudeck

devin neudeck

11/15/22 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

BLED SOE LN/ACCURATE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0527-DIS & DAT INC:

USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.

DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 3.7 acres in an M-2 (Industrial) Zone (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone.

Generally located on the west side of Bledsoe Lane and the south side of Accurate Drive (alignment) within Sunrise Manor. MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-16-301-021

USE PERMITS:

1. Allow a communication tower in an M-2 Zone.
2. Increase height of a communication tower to 88 feet where 80 feet is the standard per Table 30.44-1 (a 10% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2635 Bledsoe Lane
- Site Acreage: 3.7
- Project Type: Communication tower
- Tower Height (feet): 85 (88 to top of lightning rod)
- Square Feet: 2,500 (lease area)

Site Plan

This a request to establish a new communication monopole tower that is located within an existing automobile dismantling facility. The communication tower will be situated along the east side of the site near Bledsoe Lane and will have associated ground equipment that will be located in a 2,500 square foot lease area enclosed by a proposed 6 foot to 8 foot high screen

fence. The tower meets separation requirements from residential development and there are no other communication towers within 600 feet of this site. The installation of the communication tower will be in area where the vehicles are currently being stored on a 3.7 acre site. Access to the site is from the office parking directly to the north of the lease area.

Elevations

The communication monopole tower will be 85 feet tall with the highest point being 88 feet to the top of the lightning rod. Three antenna arrays will be located near the top of the tower. Around the base of the tower, the ground equipment will be enclosed by a 6 foot to 8 foot high fence with mesh screening.

Applicant's Justification

Parallel Towers III, LLC seeks approval for this application for the proposed wireless communication tower. The proposed tower will be part of the FirstNet and E911 system, providing priority coverage to first responders during emergencies and data/voice to the surrounding community. This investment in the wireless cellular and broadband infrastructure is critical for the advancement of the private and public community and emergency services. The monopole tower was chosen for this site as it maintains a narrow visual profile. The area around the proposed facility consists of heavy industrial and outside storage uses. Lastly, the proposed wireless communication tower will not significantly interfere with the current uses on the property as the tower will be located near the office and will not impede traffic or movement around the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400149 (WS-0415-10)	Fifth extension of time for waivers for full off-site improvements (excluding paving) and landscaping	Denied by BCC	December 2021
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 of development standards 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 of development standards 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 of development standards 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
UC-0745-93	Automobile dismantling facility	Approved by BCC	August 1993

Prior Land Use Requests

Application Number	Request	Action	Date
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	Business Employment	M-1	Undeveloped & outside storage
South	Business Employment	M-1	City of North Las Vegas Wastewater Treatment Plant
East & West	Business Employment	M-2	Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & Design Review

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

Utilities Policy 1 of the Master Plan encourages all development in Clark County to be adequately served by utilities. The proposed communication tower with increased height will provide greater service to the surrounding area. Due to the isolated location of this tower which is surrounded by non-residential heavy industrial and outside storage uses should not have a negative effect on the area. Therefore, staff can support this request.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

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; that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this

approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARALLEL TOWERS III, LLC

CONTACT: CHRISTY COOKE, NEWBERG, PO BOX 1044, NEWBERG, OR 97132



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

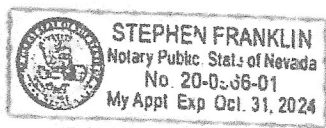
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0527</u> DATE FILED: <u>9-16-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>10-27-22</u> PC MEETING DATE: <u>11-15-22</u> M-2 / AE-70 outside BCC MEETING DATE: _____ BUSINESS EMPLOY AP2-1 FEE: <u>\$1,350.00</u> MK
	PROPERTY OWNER NAME: <u>Dis!-Dat</u> ADDRESS: <u>2635 Bledsoe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-480-9454</u> CELL: _____ E-MAIL: <u>disdataw@e.yahoo.com</u>
	APPLICANT NAME: <u>Parallel Towers III, LLC</u> ADDRESS: <u>6210 Ardrey Kell Road, Suite 450</u> CITY: <u>Charlotte</u> STATE: <u>NC</u> ZIP: <u>28277</u> TELEPHONE: <u>800-929-5153</u> CELL: _____ E-MAIL: <u>Chad.rumsey@ptowers.com</u> REF CONTACT ID #: <u>PINV-319 / Sunrise Manor</u>
CORRESPONDENT NAME: <u>Christy Cooke, SC Pro</u> ADDRESS: <u>P.O. Box 1044</u> CITY: <u>Newberg</u> STATE: <u>OR</u> ZIP: <u>97132</u> TELEPHONE: _____ CELL: <u>(503)558-0880</u> E-MAIL: <u>Christy@scpro.com</u> REF CONTACT ID #: <u>PINV319 / Sunrise Manor</u>	

ASSESSOR'S PARCEL NUMBER(S): 14016301021
 PROPERTY ADDRESS and/or CROSS STREETS: 2635 Bledsoe Lane, Las Vegas NV 89156
 PROJECT DESCRIPTION: 85' monopole tower with equipment

(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.

[Signature] DAT NGUYEN
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON June 9, 2022 (DATE)
 By Dat Van Nguyen
 NOTARY PUBLIC: Stephen Franklin



CLARIFICATION: Provisional declaration of authority (for use only) issued by notary on 08/25/2022 in accordance with the notary public statute.

Planning Application

Applicant:

Parallel Towers III, LLC
6210 Ardrey Kelly Road, Suite 450
Charlotte, NC 28277

Applicant Representative:

Christy Cooke,
5CPro
75 McCabe Drive #18010, Reno, NV 89511
Email: ChristyC@5CPro.com

Site Address: 2635 Bledsoe Lane, Las Vegas, NV 89156

Lat/Long: 36.20776516, -115.0554465

Jurisdiction: Clark County, Nevada

APN: 14016301021

Property Zone: M2 – Industrial

Legal Description: T-R-S: 20-62-16

FEMA: FEMA Panel: 2185

Contact: 702-455-4600

Jurisdiction: Clark County

DISCLOSURE FORM: Regarding Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, there are no individuals holding more than 5% ownership or financial interest in Parallel Towers III, LLC.

Proposal: Construction of an 85' wireless communication monopole within a 50' x 50' fenced compound with radio equipment and emergency power generator.

Property Current Use: The property at 2635 Bledsoe Lane is currently zoned as M2 Industrial and is used as an Auto Recycling and U-Pull Auto Part Company. The proposed wireless communication tower will not significantly interfere with the current use as the tower will be located in a corner of the property, near the office, and will not impede traffic or movement around the property.

Overlays: AE-70, APZ-1; Airport Environs Subdistrict: Accident Potential Zone; Land Use Plan Area: Nellis AFB

RESPONSE: The proposed site is outside of the Accident Potential Zone. The property as a whole has portions within the APZ-1; however, the wireless communication tower lease area is just outside of this area and only within the AE-70 zone.

Clark county requires towers to meet requirements per Section 30.44.010 Uses Allowed in Zoning Districts, if the tower does not meet the following requirements, it would require a Special Use Permit.

Zoning Code Requirements (for Administrative Review)

Antennas Permitted without a Special Use or Administrative Design Review:

- Located on existing buildings or structures which are not visible;
- Locating on existing structures including a signal, light or sign;
- Collocated on existing or reconstructed towers;
- One radio transmission and receiving mast tower is permitted as an accessory use to a single-family residence.... amateur radio operator.

RESPONSE:

This application does not meet the above Requirements; therefore, this site will require a Special Use Permit.

Special Uses "S". The use is permitted as a special use in the listed districts with a special use permit subject to a public hearing process per Table 30.16-4. Some special uses require performance measures to mitigate possible negative impacts of the use when each special use is listed in Table 30.44-1.

B. Special Uses. A waiver of development standards may be requested in addition to the special use permit, in order to waive a condition associated with a special use, unless the condition cannot be waived or varied. Certain conditions, as listed in Table 30.44-1, may be considered to be waived during the public hearing process of the special use permit, without the separate waiver of development standards application.

Within Table 30.44.1; M-2 Zoning requires a special use permit for a communication facility and it is not an outright permitted use in this zoning base district.

Zoning Code Requirements for "Communication Towers"

Design Standards for all towers ...All towers shall be designed to accommodate more than one antenna array, and towers higher than 80' feet must accommodate at least 3 antenna arrays.

RESPONSE: The Proposed Tower will accommodate 3 antenna arrays.

If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:

RESPONSE: No Permanent staff will be assigned to the facility. Site maintenance and equipment adjustment may be done approximately once a month. The Site will have a security fence. Air Quality Measures will be utilized, as needed, during the construction phase.

B.i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping.

RESPONSE: The proposed site will be within a 50' x 50' foot area (2,500' square feet) with a 20' shared access way. The proposed 50'x50' lease area is placed in the corner of the storage area, near the existing office, and accessed through the existing parking area. Parallel's proposed 12' driveway, is through a 20' access and utility easement located over the existing parking lot, through the business' main entrance. Parallel's access will not impede traffic or parking.

B.ii Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.

RESPONSE: A galvanized security fence will be constructed around the 50'x50' compound. Because this fence is within the existing parameter property fence, our construction team is working with the landowner to determine whether PI installs a 6' or an 8' fence, depending on the security needs of the area. However, it will not exceed 10'. Mesh Screening, if needed, will be used along the street-side (East), and possibly southern side of the equipment compound, to provide screening from the street. The rest of the site will not be visible to the street or residential areas.

Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this Title.

RESPONSE: As outlined above, PI will construct a 6' or 8' security fence and obscure with mesh screening on the sides of the equipment compound exposed to the street.

D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.

RESPONSE: No lights, signs or signals will be on the tower unless required by FAA. Determination is still outstanding regarding FAA lighting. However, all FAA filings will be completed prior to construction and Building Permit submittal. We have notified Nellis Air Field Management of the exact heights and coordinates. Email Communications with the Airspace Manager has concluded with their instruction for us to file FAA Form 7460-1 with the FAA, which would determine whether the tower would be allowed to be constructed at the proposed location.

E. Design.

E.i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site to the extent practical.

RESPONSE: A monopole tower was chosen for this site as it maintains a narrow visual profile. The area around the proposed facility consists of heavy industrial and outside storage uses.

E.ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility, however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration.

RESPONSE: This tower will maintain the gray galvanized metal finish which has been found to blend best with changing sky colors.

F. The maximum height shall be 80' feet unless located within a public utility substation in which case the maximum height shall be 20 feet above the highest structure within the substation.

RESPONSE: The proposed tower will be 85' with the highest point being 88' to the top of the lightening rod. While attempts were made to maintain the 80' height limit, it was determined that the 85' height was needed to meet the RF coverage objectives for voice and data services for the area.

Email Communications with the Airspace Manager has concluded with their instruction for us to file FAA Form 7460-1 with the FAA, which would determine whether the tower would be allowed at the proposed location and height. A 7460-1 application was filed with the FAA on 6/28/22 and designated an application number of 2022-AWP-13165-OE.

G. The following setbacks shall be required:

i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential

RESPONSE: This site will *not* be located within a substation.

ii. For all other towers:

(a) From any street: minimum 40 feet.

RESPONSE: Per the Surveyor, the 3'6" wide tower will be located 42' from the legal street ROW (which equates to the outside edge of the sidewalk), thereby meeting the 40' setback from the street.

(b) From residential development located on a separate property than on which the tower is located:

(1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower.

(2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower.

(3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.

RESPONSE: The proposed 85' site is approximately 1650' from the nearest residential, located on the corner of E. Carey Avenue and Betty Lane. The proposed tower is to be located on Parcel 14016301021 which is 3.86967 acres. Therefore, the proposed tower meets requirements.

H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design

RESPONSE: The proposed site meets requirements and 600' setback from towers. There are two towers in the area. The first Tower is located at 2785 N Nellis Blvd, Las Vegas, NV 89115 is 1950' from the proposed tower. The second tower is located at 2885 Betty Ln, Las Vegas, NV 89156 and is 1850' feet from the proposed tower.

2. A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in form acceptable to the Department, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower plus an additional 15% contingency and to restore the site including stabilization and re-vegetation as necessary. An estimate of the removal cost from a Clark County licensed company experienced in contracting for removal of standard components shall accompany the bond. Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location. All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.

Communication Building:

Special Use Subject to: Compliance with the design, development, landscape and screening standards established in Chapters 30.40, 30.56, 30.64, and if applicable, 30.48.

In the U-V district, must be in conjunction with a mixed-use development.

RESPONSE: No Communication building will be used for the first carrier. They will be utilizing unmanned equipment cabinets.

Conclusion:

Parallel Towers III, LLC seeks approval for this application for the proposed 85' wireless communication tower, with a variance for the additional 5' of height (8' with lightning rod), as proposed, to be located at 2635 Bledsoe Lane, Las Vegas, NV 89156. The proposed tower will be part of the FirstNet and E911 system, providing priority coverage to first responders during emergencies and data/voice to the surrounding community. This investment in the wireless cellular and broadband infrastructure is critical for the advancement of the private and public community, emergency services and the overall everyday functioning of society.

11/16/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CAREY AVE/BETTY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0534-NELLIS 10 LAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Betty Lane, and between Carey Avenue and Alto Avenue within Sunrise Manor (description on file). MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-16-401-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to construct a 227,760 square foot distribution center on this site and adjacent properties 140-16-401-010 and 011. The subject site has 2 pedestrian access easements that were recorded in 2006 and 2007 with missing exhibits. The easements need to be vacated to develop the distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0306-06 (ZC-0954-06)	Request to waive full off-site improvements	Denied by BCC	November 2006
ZC-0954-06	Reclassify from M-D (AE-65 & AE-70) to M-1 (AE-65 & AE-70)	Approved by BCC	August 2006
UC-0776-04	Communication facility	Approved by PC	July 2004
UC-1877-98	Overhead power transmission line	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Parking and storage
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Nellis AFB (Incorporated)	M-1	Nellis AFB
West	Business Employment	M-1	Undeveloped

Related Applications

Application Number	Request
WS-22-0533	Waivers of development standards for an attached sidewalk, throat depth, cross access, wall height, increased grade and alternative parking lot landscaping for a distribution center 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 that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project;
- Grant new easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NELLIS 10 LAND, LLC

CONTACT: PHILLIP DUNNING, PANATTONI DEVELOPMENT COMPANY, 3930
HOWARD HUGHES PARKWAY, SUITE 360, LAS VEGAS, NV 89169

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-22-0534 DATE FILED: 9-21-2022
 PLANNER ASSIGNED: BBR
 TAB/CAC: Sunrise Manor TAB/CAC DATE: 10-27-2022
 PC MEETING DATE: _____
 BCC MEETING DATE: 11-16-2022
 FEE: \$875

PROPERTY OWNER

NAME: Manuel Madrigal and Rosa Madrigal, Trustees of the NVDD Living Trust
 ADDRESS: 4830 E Cartier Ave
 CITY: Las Vegas STATE: NV ZIP: 89115
 TELEPHONE: _____ CELL: _____
 E-MAIL: nmardrigal@lunasconstruction.com

APPLICANT

NAME: Nellis 10 Land, LLC
 ADDRESS: 4625 West Nevso Drive, Suite 2
 CITY: Las Vegas STATE: NV ZIP: 89103
 TELEPHONE: _____ CELL: _____
 E-MAIL: pdunning@panattoni.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Bob Gronauer
 ADDRESS: 1980 Festival Plaza, Ste 650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-693-4262 CELL: _____
 E-MAIL: psieck@kcnvlaw.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-01-640-006

PROPERTY ADDRESS and/or CROSS STREETS: NWC of E Carey Avenue and Letty Lane

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.

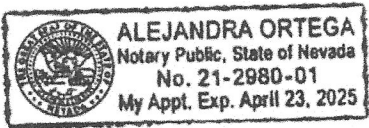
[Signature]
Property Owner (Signature)*

[Print Name]
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON July 26, 2022 (DATE)

By Manuel Madrigal
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.

11/16/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0533-NELLIS 10 LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) allow an attached sidewalk in conjunction with a distribution center; 3) provide cross access; and 4) increase wall height.

DESIGN REVIEWS for the following: 1) distribution facility; 2) finished grade; and 3) alternative parking lot landscaping in an M-D (Designed Manufacturing) (AE-70 and APZ-2) Zone and an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the north side of Carey Avenue and the east side of Nellis Boulevard within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-16-401-006; 140-16-401-010 and 140-16-401-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for a driveway along Carey Avenue to 33 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
- b. Reduce throat depth for a driveway along Betty Lane to a 31 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 59% reduction).
2. a. Allow a proposed attached sidewalk with street landscaping along Carey Avenue where detached sidewalks are required per Figure 30.64-17.
- b. Allow a proposed attached sidewalk with street landscaping along Betty Lane where detached sidewalks are required per Figure 30.64-17.
3. Eliminate cross access where required by Table 30.56-2.
4. Increase the height of a combination fence/retaining wall to 14 feet (6 foot fence with a 8 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 56% increase).

DESIGN REVIEWS:

1. A distribution center.
2. Increased finished grade to 132 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 267% increase).

3. Allow alternative parking lot landscaping (fewer landscape islands) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 228,760
- Parking Required/Provided: 115/198

Site Plans

The plans depict a 228,760 square foot distribution facility. The site is currently undeveloped with some storage and parking taking place on the east side of the property. An existing communication tower is located on the east side of the property. The existing communication tower (monopole) will be 40 feet east of the proposed distribution center building. The proposed facility is shown in the central portion of the site with access provided from driveways on Carey Avenue and Betty Lane. The access drives are approximately 420 feet east of Nellis Boulevard, on the north side of Carey Avenue and approximately 500 feet north of Carey Avenue on the west side of Betty Lane. Parking for the existing facility is located on all sides of the building with loading docks and truck staging areas located on the north side of the building. The site plan depicts a total of 198 parking spaces and truck trailer parking where 115 spaces are required. The distribution center building is 68 feet from the west property line, 56 feet from Betty Lane, 104 feet from Carey Avenue, and approximately 150 feet from the north property line with the drive aisle circulating around the distribution center building. The site plan and cross sections depict a maximum increased finished grade of 11 feet. This will result in up to 8 foot retaining walls and 6 foot safety railing fences.

Landscaping

The plan depicts a proposed 5 foot attached sidewalk where a detached sidewalk is required along Carey Avenue and Betty Lane. Landscaping behind the sidewalk is generally more than 15 feet in width, except a small area of 14 feet wide landscaping on the east side of the site adjacent to Betty Lane. The parking immediately adjacent to the south side of the building does not have the required number of landscape islands and requires approval of a design review. There are 144 trees shown on the landscape plan, including intense landscaping (1 tree per 30 feet) adjacent to Carey Avenue to buffer the site from the single family residential properties to the south.

Elevations

The distribution center is 1 story and up to 45 feet in height. The building has a flat roof behind parapet walls with off-set parapet heights. The building is constructed of concrete tilt-up panels that will be painted with grey earth tones. The loading docks are located on the north side of the building with up to 37 roll-up doors. Each of the 4 corners of the building have wrap around storefront glazing and steel trellis awnings.

Floor Plans

The building has an area of 228,760 square feet, which includes 25% of office space located at each of the corners of the building. The remaining floor space of the building will be distribution warehouse space, restrooms, and associated interior storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is submitting a parcel map to create a lot for the proposed distribution center and a remaining parcel at the corner of Carey Avenue and Nellis Boulevard. The increase in finished grade is necessary to accommodate stormwater drainage around the proposed building. The proposed throat depth reductions will not cause on-site circulation issues and will not cause vehicle stacking into the rights-of-way, when considering the distance to the actual parking spaces and on-site traffic. The proposed driveway design will have limited impacts on traffic safety. The proposed alternative landscaping along Betty Lane is a very small area that will not meet the minimum 15 foot landscape width. Keeping attached sidewalks will keep this site consistent with the surrounding properties and the County capital improvement program. The plans depict more landscaping area and plant material than is required by Title 30. The applicant has worked closely with staff to facilitate the widening of Betty Lane and Carey Avenue. Cross access is not appropriate for this type of use and adjacent industrial property that already has adequate access to Betty Lane or Nellis Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0306-06 (ZC-0954-06)	Request to waive full off-site improvements	Denied by BCC	November 2006
ZC-0954-06	Reclassify from M-D to M-1 zoning (140-16-401-006)	Approved by BCC	August 2006
UC-0776-04	Communication facility	Approved by PC	July 2004
UC-1877-98	Overhead power transmission line	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Public Use	M-1 & M-D	Parking, storage, & electric transmission substation

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	M-1, R-E & R-D	Single family residential & commercial tire sales
East	Nellis AFB (Incorporated)	M-1	Nellis AFB
West	Business Employment	M-1	Undeveloped & electric transmission substation

Related Applications

Application Number	Request
VS-22-0534	A request to vacate and abandon patent easements at the southeast corner along Carey Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #2a & #2b

The proposed attached sidewalks adjacent to Carey Avenue and Betty Lane are proposed to meet the planned sidewalk construction by County capital improvement plans. The applicant is providing a much larger width of landscaping on average along both Carey Avenue and Betty Lane, including additional trees along Carey Avenue. Staff can support the attached sidewalks for these reasons.

Waiver of Development Standards #3

Cross access is an important consideration for the 1 lot located at the northwest corner of the property, that is adjacent to Nellis Boulevard. Having an additional access point for this property would provide a way for vehicle travel on south bound Nellis Boulevard. A shared access with the property to the north would allow for a single point of access to Betty Lane for both properties. It is unclear that the property to the north would be able to propose a Betty Lane access so close to the proposed access associated with this site plan. Staff cannot support the lack of cross access in this case.

Waiver of Development Standards #4

The up to 8 foot retaining walls shown at the south side of the property, facing residential property, have the effect of a screen wall with safety railing on top. The retaining walls, and wide landscaping spaces facing the residential areas will create an adequate buffer area. The remaining retaining walls will face existing industrial property. Staff can support the proposed waiver for combined retaining wall/fence heights.

Design Review #1

The proposed building is consistent and compatible with the existing area, and although not required, additional planting material along Carey Avenue acts as a buffer from the residential property to the south. The distribution site will only have 2 points of access, with the Carey Avenue access located just west of the western property line of the residential property to the south. This will limit the headlight exposure to the homes from exiting trucks and traffic. Policy SM-1.3 of the Master Plan supports compatible in-fill and redevelopment of vacant property. Construction of the proposed distribution center is supported by Policy SM-1.2 of the Master Plan, which supports adaptive reuse of vacant property and promotes reinvestment in Sunrise Manor. Page 184 of the Master plan identifies this area as a common area for both existing and new distribution centers. Therefore, staff supports the design review for the building.

Design Review #2

The increased finished grade is required for adequate drainage around the proposed building. Staff can support the proposed increased finished grade.

Design Review #3

The decrease in landscape islands adjacent to the proposed building on the south side will be offset by the additional trees and a wider landscape strip along Carey Avenue on the south side of the site, as well as the elevated site between the property line and building. Staff can support the proposed decrease of landscape islands in this case.

Public Works - Development Review

Waivers of Development Standards #1a & #1b

Staff has no objection to the request to reduce the throat depth for both the Carey Avenue and Betty Lane driveways. The applicant has reduced the potential conflicts by providing additional landscape planters adjacent to the driveways.

Design Review #2

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

Staff Recommendation

Approval of waivers of development standards #1, #2 and #4, and the design reviews; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works- Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required, 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0084-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NELLIS 10 LAND, LLC
CONTACT: PHILLIP DUNNING, PANATTONI DEVELOPMENT COMPANY, 3930
HOWARD HUGHES PARKWAY, SUITE 360, LAS VEGAS, NV 89169

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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WS/DR-22-0533</u> DATE FILED: <u>9-21-2022</u> PLANNER ASSIGNED: <u>BJR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>10-27-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-16-2022</u> FEE: <u>#1,150</u>
	PROPERTY OWNER	NAME: <u>Nellis 10 Land, LLC</u> ADDRESS: <u>3930 Howard Hughes Parkway, Suite 30</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>7252073833</u> CELL: <u>7029171507</u> E-MAIL: <u>pdunning@panattoni.com</u>
	APPLICANT	NAME: <u>Nellis 10 Land, LLC</u> ADDRESS: <u>3930 Howard Hughes Parkway, Suite 30</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>7252073833</u> CELL: <u>7029171507</u> E-MAIL: <u>pdunning@panattoni.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Phillip Dunning</u> ADDRESS: <u>3930 Howard Hughes Parkway, Suite 30</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>7252073833</u> CELL: <u>7029171507</u> E-MAIL: <u>pdunning@panattoni.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 14016401010, 14016401011 and 14016401006

PROPERTY ADDRESS and/or CROSS STREETS: Carey and Nellis

PROJECT DESCRIPTION: Industrial Distribution

(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)* Nellis 10 Land, LLC
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Washoe
 SUBSCRIBED AND SWORN BEFORE ME ON April 12, 2022 (DATE)
 By Phillip Dunning
 NOTARY PUBLIC: Jillie Morrison



*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.

APR-22-100684 APZ-2/AE-70, M-D and M-1

PLANNER
COPY



WS-22-0533

Clark County Comprehensive Planning Department
500 S Grand Canyon Parkway
Las Vegas, NV 89106

RE: Justification Letter for Design Review for Industrial Distribution Center

To Whom it May Concern:

Panattoni Development Company is planning a Class A industrial distribution facility on Assessor's Parcel Numbers: 140-16-401-010, 011 and 006 which totals 14.04 acres and is currently zoned Designed Manufacturing (MD) and Light Manufacturing (M1) with a Planned Land Use of Business Employment (BE).

We are proposing a single building measuring approximately 227,760 square feet which with frontage along Carey Avenue.

We have worked extensively with staff to coordinate the widening along Carey and Betty as part of Clark County's capital improvement project which the public works has designed and is planning to construct; pavement, curb/gutter, attached sidewalks, storm drainage and streetlights along the south side of Carey. We have aligned the ROW to match the proposed plans presented by Clark County Public Works and we are requesting a waiver of standards to match the attached sidewalks as planned as part of the capital improvement.

The parking required per Clark County (Table 30.60-1) is 115 auto parks, we are providing 198. Semi-trucks will access the project from the Betty driveway from the north or south. The trucks exiting the site can access the I-15 from Cheyenne to the north via Betty Lane or Lake Mead to the south via Betty Lane to Carey to Nellis. Automobiles can access the project via Carey Ave with full circulation.

We are planning an intense landscape along Carey Avenue in order to screen the residential neighborhood to the south. We are requesting a waiver for standard landscape design for the parking area facing the south side of the building in order to match the intense landscape along Carey Avenue.

We are submitted a parcel map to that will leave the proposed building parcel with 12.5 acres zoned M-D and a remaining parcel for future development zoned M-1. The remaining parcel will have access from Carey Avenue with a driveway that meets minimum standards such as more than 150' from the approach of Nellis. The proposed site currently has multiple industrial zonings from M-D to M-1.

We are requesting a Vacation of two easements labeled Pedestrian Access Agreement and Covenant recorded on parcel 140-16-401-006. These easements were recorded in 2006 and 2007, however the recorded document is missing all the exhibits and therefore must be vacated.

We are requesting five Waivers of Development Standards;

1. We are requesting a waiver for less than standard throat depth distances at the Carey Road Driveway whereas the code requires 75' and we are providing 33', however we have increased the distance from the drive aisle to the parking spaces to the east to reduce any potential conflict.
2. We are requesting a waiver for less than standard throat depth distances at the Betty Lane Driveway whereas the code requires 75' and we are providing 31', however we have increased the distance from the drive aisle to the parking spaces to the south to reduce any potential conflict.
3. We are requesting a waiver of development standards for an attached sidewalk along Carey and Betty. Clark County Public Works has already planned and designed attached sidewalks along Carey and we designed the attached sidewalks to match along Betty.
4. We are requesting a waiver for Cross Access Requirements per 30.56-2. The remaining parcel will have access to the site that meets minimum standards.
5. We are requesting a waiver of development standards for landscape requirements. We are asking to match the landscape fingers facing the south side of the building along Carey Avenue and to allow a small area along Betty Lane to be 14' behind the attached sidewalk where 15' is required.

We are submitting for the following Design Review item;

1. We are submitting for a Design Review of fill over 36". The Cross Sections plan depicts a fill amount of 11' above the existing grade. This increased finished floor elevation was needed in order route the storm water around the building.

Phillip Dunning
Development Manager
Panattoni Development Company

PLANNER
COPY

11/16/22 BCC AGENDA SHEET

MANUFACTURED HOME PARK
(TITLE 30)

MOJAVE RD/FREMONT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0560-SILVER CITY MHC, LLC:

ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.

USE PERMIT for a manufactured home park.

WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.

DESIGN REVIEWS for the following: 1) a manufactured home park; and 2) lighting plan.

Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-01-703-006; 162-01-703-007

USE PERMIT:

Allow a manufactured home park in an R-4 (Multiple Family Residential) zone per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Permit tandem parking spaces where not permitted per Section 30.60.050.

LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1615 S. Mojave Road
- Site Acreage: 5.4
- Number of Units: 115
- Density (du/ac): 21.3
- Minimum/Maximum Space Size (square feet): 1,049/1,216
- Project Type: Manufactured home park
- Number of Stories: 1
- Building Height (feet): 14

- Square Feet: 482 & 408
- Open Space Required/Provided: 23,000/28,148
- Parking Required/Provided: 123/248

Site Plan

This request is for a conforming zone change to reclassify 5.4 acres from an H-2 Zone and a C-2 Zone to an R-4 Zone. The property is currently a nonconforming home park that was built in the 1950's. The proposed zone change to R-4 allows the applicant to request an age restricted manufactured home park with 115 spaces. The applicant has followed the requirements outlined in NRS 118 regarding a manufactured home park closing. This property is located within an existing Clark County designated opportunity zone. The property is being developed as an affordable housing option and marketed as a 55 and over neighborhood.

The manufactured home park will include gated access from Mojave Road at the northwest corner of the property. The gated entrance will have dual lanes and meet the design standards. Interior streets will be 24 feet in width with the only access point at Mojave Road. The spaces are located along the perimeter of the site, with rows of spaces, designed as "blocks" in the center, accessed by 24 foot wide drive aisles. There are 230 parking spaces located on individual driveways with tandem parking proposed on each space. An additional 18 spaces will be provided for visitors, including 2 accessible spaces. Ten parallel visitor parking spaces are located at the end of interior blocks.

The units will be located on individual spaces that are between 1,049 square feet and 1,216 square feet in area. Sixty spaces will be 1,049 square feet and 55 units will be 1,216 square feet in area. Spaces are either 23 feet or 25 feet in width, and either 48 feet or 44 feet in depth. Each space will include a manufactured home that is 2 feet from the neighboring driveway and at least 10 feet from the next home. Each unit will be 5 feet from the rear space line and at least 10 feet from the next home. Homes will be 5 feet from the edge of interior streets.

Landscaping

The landscape plan depicts 24 inch box trees spaced at 25 feet on center and aligned within the 5 foot setback area directly behind each driveway. There are 24 inch box trees shown with shrubs immediately in front of each manufactured unit, in the 5 foot setback space between the manufactured home and the interior streets. Decorative rock makes up the remainder of the space behind each unit and includes the ground mounted air conditioning units. The location of the trees behind the driveways will prohibit drive through access for the 4 double frontage spaces located on the west side of the property. A 12 foot wide landscaped corridor with a 5 foot centrally located sidewalk, runs east to west through the 4 central blocks of the development. This pathway corridor allows for direct access to the main amenities area that includes a swimming pool, clubhouse, shade shelters, barbeque grill, and community garden. Plans show LED bollard lighting, 30 inches by 8 inches will be placed throughout the development. Two pickle ball courts are located adjacent to the entry driveway and gates, adjacent to Mojave Road. Three artificial turf areas are located in the south central area of the development and shown as unfenced dog run spaces.

Elevations

The elevations include a 2 bedroom design and 1 bedroom design with an optional front porch. Each of the 1 bedroom elevations include a front door that will face the drive aisle and a back door that faces the driveway. The 2 bedroom model will have both doors on the long side of the home facing the driveway. Each unit will have a pitched roof with roof peaks over entry doors and porches. Homes will be flush mounted and level with the surrounding ground through the use of a subsurface foundation system. A combination of vertical and faux wood side paneling, painted with earth tones and transom windows on each façade. A transom window is shown above each door on the 2 bedroom model and above the back door of the 1 bedroom model. Small entry lights are shown adjacent to each door on each model. Composite asphalt roof shingles are shown on each elevation. Each home will have hot water heater panel access on the opposite side of the back door, facing the adjacent home driveway and the 2 foot space between each home and the neighboring driveway.

Floor Plans

The floor plans depict a 1 bedroom model (408 square feet) and a 2 bedroom model (482 square feet) with a 1 bedroom porch model option. The floor plan shows outward opening entry doors and bedrooms that are 76 square feet (1 bedroom models) to 88 square feet (2 bedroom model). There are 18 square foot closets shown in each bedroom. Each home will have hot water heater panel access on the opposite side of the back door, facing the adjacent home driveway and the 2 foot space between each home and the neighboring driveway. The 1 bedroom front door that faces the interior drive aisles is shown with an interior opening door and back door that opens outward into the driveway space. The kitchen, dining and living area is in 1 open space of 197 square feet for the 1 bedroom model. The 2 bedroom model has a kitchen, dining, and living area of 159 square feet. The living area door of the 2 bedroom model is shown opening inward, while the hallway entry door is shown opening outward into the driveway space. The bathrooms are shown at 41 square feet for the 1 bedroom models and 53 square feet with the 2 bedroom model. Stackable washer and dryer space is shown on both 1 bedroom and 2 bedroom models. An interior furnace space is shown on all model floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

Silver City MHC, LLC is requesting a conforming zone change, special use permit, waiver of development standards, and design reviews to reclassify 5.4 acres (2 parcels) from H-2 and C-2 zones, to R-4 (Multiple Family Residential) for the purposes of developing a manufactured home park in Clark County. The property is currently a manufactured home park with 5 occupied manufactured homes and was developed in the 1950's. The purpose of this application is to transform a 1950's manufactured home park into a brand new, affordable age restricted (HUD 55+), manufactured housing community. The proposed community will include 115 spaces with the property under single ownership and control. Spaces will be rented for age restricted occupancy of manufactured home models that range in size from 408 square feet to 482 square feet. This development will be 21.3 units per acre and comply with the urban neighborhood master plan density range of 18 du/acre up to 25 du/acre. All units will be certified by HUD and the State of Nevada and comply with 24 CFR Part 3280 construction standards. The rental or

sale of individual units and rental of spaces will be a certified affordable housing development and meet the requirements of this designation. Homesite spaces will exceed the county minimum of 750 square feet, with all spaces being either 1,049 square feet or 1,216 square feet in area. The development will exceed the 200 square feet per unit open space requirement by 22% with 23,000 square feet required vs 28,148 square feet provided. The open space areas include a swimming pool, club house, 2 pickleball courts, dog runs, a community garden, neighborhood pathway, and 307 trees where 208 are required. Only the specified manufactured homes will be placed on site and no recreational vehicles will be allowed. One parking space is required per age restricted unit, with 8 visitor spaces required. The site plan shows tandem driveway parking with a total of 230 parking spaces and 18 visitor parking spaces. The proposed conforming zone change will bring this property into conformance with the Clark County Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0643-09	Vacated alley right-of-way	Approved by PC	December 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & C-2	Manufacturing & vehicle body shop
South	Corridor Mixed-Use	M-1	Vehicle body shop & parking lot
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Apartments
West	Entertainment Mixed-Use, Corridor Mixed-Use	C-2 & M-1	Vehicle body shop & parking lot

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

A substantial increase in residential development in Clark County has contributed to an increased demand for affordable housing in Sunrise Manor and all of Clark County. In addition, the proposed R-4 zoning is compatible with the density and intensity of the existing R-4 multiple family development located east of this property. The close proximity of land currently zoned M-1 on the southwest side of this property is not immediately beneficial in the short term but does have a planned land use designation of Corridor Mixed-Use for future development. The property to the north of this site has a planned land use designation of business employment with current C-2 and M-D zoning, both of which are less compatible with the proposed R-4 and manufactured home use proposed on this site. However, the property on the west side of Mojave

Road has a planned land use of Entertainment Mixed-Use and future development would be more compatible with the proposed manufactured home use; therefore, staff can support the conforming zone boundary amendment to R-4 zoning with additional buffer landscaping.

Use Permit

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

The proposed development is consistent with many land use policies of the applicable land use plan of the County. Policy 1.2.2, Policy 1.2.6, Policy 1.2.1, Policy 1.2.4, and Goal 1.2, are supporting elements from the recently adopted Clark County Master Plan, specifically related to affordable long-term units.

While the proposed manufactured home park will not result in a substantial or undue adverse effect on adjacent property, there is potential for adverse impacts on this development from the property to the north and south if not properly buffered. Staff can support the use with appropriate buffering. However, since staff does not support the design review, staff does not 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.

The use of the area immediately adjacent to the proposed tandem driveways that are the subject of the waiver request could be affected in a substantially adverse manner. While there appears to be enough depth for parking 2 standard vehicles end to end, large vehicles like trucks could spill out into the streets. The driveways paved and 10 feet wide, with only 2 additional feet to the next structure's wall. This means that depending on the size of the vehicle, it may not be possible to fully open vehicle doors without impacting 1 or both adjacent homes. Staff is unable to support tandem spaces that are required for non-age restricted units that could make up as much as 30% of the spaces and recommends denial.

Design Reviews

The design of the proposed development is not compatible with adjacent development to the north and associated manufacturing or commercial uses. First, the homes are only setback 5 feet from the property to the north and south, which is not adequate for residents living in the home. Second, while trees are planted along the property lines, the trees are planted to help provide privacy between the homes, not buffer from the adjacent property. Staff believes a landscape buffer similar to Figure 30.64-12 would help to mitigate negative impacts to the commercial and industrial uses.

Site access and circulation negatively impact adjacent roadways or neighborhood traffic when considering the plans show only 1 point of ingress and egress for the 115 unit site. Currently there are 2 driveways into the site, which allows for better circulation, especially when there is an unexpected hold up or emergency. The applicant has not proposed any change or included anything on the plan for the existing area that is located at the Nevada easement location on the west side of the property. This easement is shown, as is with original infrastructure on the plans and there are no fences or walls shown adjacent to the proposed swimming pool or community garden area. Code requires at least a 5 foot wall and staff prefers a 6 foot wall to limit access to the pool area by the public.

The amenities are located on the northwest portion of the site. Amenities should be designed to be centrally located for all residents to have convenient and safe access. Access to the pickleball courts must be possible with the exit gates closed. This requires a clear path across the access road that is clearly marked for pedestrian crossing and is safe. This includes having the access gate to the courts connected to the crossing with some sort of hard surface sidewalk and not obstructed by trees.

Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance but having only 2 distinct models and 1 elevation option does not create an aesthetically pleasing environment. The limited models and facades makes for a monotonous park experience. For the above reasons, staff does not support the design reviews.

Staff Recommendation

Approval of the zone change; denial of the use permit, waiver of development standards, and design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Pedestrian access to the courts will be marked at the crossing of the street and be located on the community side of the gates;
- Provide a landscaping per Figure 30.64-12 along the northern and southern property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that swimming pool area must comply with all agency requirements; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Mojave Road improvement project;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that signs, structures, utility poles, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- 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;
- All proposed single family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs.
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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 #0320-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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



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 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>ZC/UC/WS/DR-22-0560</u> DATE FILED: <u>9-28-2022</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Sunrise Menor</u> TAB/CAC DATE: <u>10-27-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-16-2022</u> FEE: _____
	PROPERTY OWNER NAME: <u>SILVER CITY M H C L L C</u> ADDRESS: <u>195 PARK ST</u> CITY: <u>Auburn</u> STATE: <u>CA</u> ZIP: <u>95603</u> TELEPHONE: <u>(931) 801-4110</u> CELL: _____ E-MAIL: <u>brandon@saratogagroup.com</u>
	APPLICANT NAME: <u>SILVER CITY M H C L L C</u> ADDRESS: <u>195 PARK ST</u> CITY: <u>Auburn</u> STATE: <u>CA</u> ZIP: <u>95603</u> TELEPHONE: <u>(931) 801-4110</u> CELL: _____ E-MAIL: <u>brandon@saratogagroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>G.C. Garcia, Inc. c/o George Garcia</u> ADDRESS: <u>1055 Whitney Ranch Dr., Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-01-703-006 & 162-01-703-007

PROPERTY ADDRESS and/or CROSS STREETS: Fremont & Mojave (1615 S Mojave Rd)

PROJECT DESCRIPTION: Zone Change to R-4, Design Review and SUP for 117 Manufactured Homes + SUP Tandem parking waiver

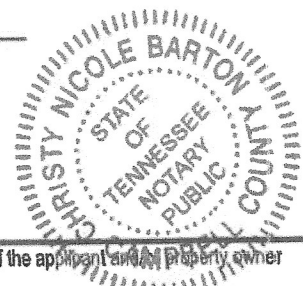
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)* [Signature] Property Owner (Print) Sami Hales

STATE OF IN COUNTY OF Campbell

SUBSCRIBED AND SWORN BEFORE ME ON February 17, 2022 (DATE)

By Sam Hales NOTARY PUBLIC: Christy Barton



*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.

APP-22-100771



August 5, 2022

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

PLANNER
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RE: Letter of Justification – Mojave Rd. & Fremont St.
Request: Conforming Zone Change (R-4); Special Use Permit for Manufactured
Homes & Design Review (DR)
APNs#: 162-01-703-006 (2.12 Ac.) & 162-01-703-007 (3.27 Ac.) total 5.39Ac

Dear Nancy:

On behalf of our client, Silver City MHC, LLC, please accept this letter and attached as support and justification for a Conforming Zone Change (ZC), Design Review (DR), and Special Use Permit (UC). We are seeking to amend the split Zoning from H-2 (Highway Commercial) and C-2 (General Commercial) to R-4 (Multiple-Family Residential District (high density)). The purpose is to transform an old mobile home park built in the 1950's into a brand-new, age-restricted (55+ per HUD Fair Housing for Older Persons Act) affordable and amenitized Manufactured Housing Park community. This is in conformance to the designated Urban Village Land Use in the Comprehensive Plan. The site is just north of the intersection of Mojave Rd. and Fremont St. on approximately 5.4 ± acres.

The subject property and the abutting properties north, east and south are planned for Urban Neighborhood and Business Enterprise. The property to the west is planned for Corridor Mixed Use. The zoning to the east is R-4; to north is C-2 & M-D; to the west is C-2; and to south is M-1.

Description of The Project

The applicant is proposing a 115-unit age restricted community with the land under single ownership and control. This entails not just unit spaces, but amenities tailored to the age restricted community. The amenities range from community gardens to pickleball courts, from dog parks to a pool and a clubhouse. A central spine trail connects the community and provides walkable access to the amenities. The proposed site will provide 2 parking stalls for each unit space and guest parking on some streets as well as at the clubhouse. Landscaping/Open Space will exceed Title 30 requirements of 200SF/lot = 23,000SF with over 28,148 SF or 245 SF lot. This is about 22% above the minimum. Most significantly is that the vast majority of the open space is highly usable and amenitized.

The units may be owned or rented but the entire site is managed and maintained by a property management company. Individual homesites are rented. Additional details are attached to address some key characteristics of the community.

The project will remove and replace an old Mobile Home Park from the 1950s that only has a small number of occupied manufacture homes (5) and mobile homes (7). The project will comply with the requirements of NRS 118 regarding relocations. A neighborhood meeting with those immediate residents is scheduled for early September. Those residents will be notified directly.



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

PLANNER
COPY

Special Use Permit

Table 30.44-1 Requires a SUP for a Manufactured Home Park subject to the following requirements:

1. Must be located in a qualified opportunity zone or in an area subject to an approved redevelopment plan, which cannot be waived or varied

Criteria Met- Project is within a Clark County designated Opportunity Zone.

2. Must be a certified affordable housing project.

Criteria Met

- a) Policy 1.2.6 New Affordable Units seeks to expand the number of affordable units with the proposed project currently adding 115 units.
- b) Affordable Housing is defined as not exceeding 30% of the gross annual income.

An excerpt from the developer's attached document shows:

- o Silver City's Homes will sell for ~74% less than the typical single-family home & ~40% less than the typical condo.
- o Silver City's Homes will be ~57% more affordable than the average home/condo at a blended rate.
- o Home Ownership at Silver City will cost ~5-20% less on a monthly basis when compared against studio and 1-bedroom apartments & 25%+ less than the typical single-family home.

Income by Zip Code shows Average Household Income for 89104 as \$50,000; Winchester as \$58,885; and Clark County as \$83,343

3. Shall comply with manufactured home construction and safety standards per 24 CFR Part 3280 with year of construction 2022.

Criteria Met- All units are certified by HUD and the State and will be constructed in 2022 or later. All site work for setting the units will comply with Clark County Codes.

4. Minimum size of each manufactured home must be equal to or greater than 400 square feet.

Criteria Met-The proposed unit sizes are 482sf & 408sf.

5. Dwelling unit homesite area shall be 750 square feet or greater

Criteria Met-Homesite or unit spaces sizes are 1,216 sf & 1,049 sf, or 62% & 39% respectively greater than the minimum homesite size.

6. Maximum density of 25 dwelling units per acre but greater than 18 du/ac.

Criteria Met- The net density is 115 du/5.4ac = 21.3 du/ac

7. Open space (not including paved areas) must equal 200 square feet per dwelling unit.

Criteria Met- The total required Open Space is 115x200 = 23,000sf and the provided OS = 28,148 S For 22% above the minimum requirement.

The proposed use will replace a mobile/manufactured home park dating back to the 1950s which will enhance and not unduly affect the adjacent properties nor impact the character of the area in regard to traffic, parking, public improvements, public rights-of way or the public health, safety, and general welfare.

3. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden

The site has all available infrastructure to serve this use so it will be adequately served by the existing public improvements, facilities and services located within and adjacent to the site. The on-site infrastructure will be completely updated to meet current Codes.

Design Review

The proposed project will develop approximately 5.4± acres of land with a total of 115-unit spaces for manufactured homes comprised of three models. The unit spaces will be divided into two sizes with 60-unit spaces at 1,049 SF and 55-unit spaces at 1,216 SF. The three models are, a single bedroom with a porch at 408 SF, a single bedroom without a porch at SF and a two-bedroom model at 482 SF.

The interiors will have hard wood floors and upgraded finishes such as paneled cabinets and quartz countertops. All of the models have entrances at elevation so that there is no step up or down for the residents given that it will be an age restricted community. This will make it easier for residents to continue aging in place. The facades have been designed with a cottage look containing multiple fenestrations and faux wood paneling painted in complementary colors to add visual appeal.

The site requires a parking space count of 234 spaces, and 248 are provided. This will provide ample parking for residents and potential guests that may come to visit.

The site will also provide plenty of landscaping and amenities for the residents. The site proposes a 1,200 SF clubhouse as well as a pool, pickleball courts, a walking trail and two dog runs for residents to use. The dog runs will be divided one for large dogs, and one for small providing open space for four-legged family members within walking distance. Additionally, there are paths between the homesite at the back of the site through the center to the amenities on the other side providing easy access. The site meets the required amount of open space (28,148 SF provided where 23,000 SF required) and is providing 307 trees where 208 trees are required, or 48% above the minimum, thus providing plenty of greenery and shade for residents walking and enjoying the on-site amenities as well as their curb and lifestyle appeal.

Design Review Approval Criteria 30.16-9

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation

The proposed development is compatible with adjacent development and development in the area.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County.

3. Site access and circulation do not negatively impact adjacent roadways or