



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 28, 2021

6:30pm

AGENDA

Note:

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

Board/Council Members: Alexandria Malone, Chairperson
 Bricieda Castro, Vice Chairperson
 Paul Thomas, Member
 Earl Barbeau, Member
 Max Carter II, Member

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

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

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

clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 14, 2021. (For possible action)
- IV. Approval of the Agenda for October 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

11/02/21 PC

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

2. **UC-21-0554-CALNEV PIPELINE CO:**
USE PERMIT for hazardous materials storage (butane tank) in conjunction within an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action) **11/02/21 PC**

11/03/21 BCC

3. **ZC-21-0532-2617 LAMB, LLC:**
ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway standards.

DESIGN REVIEWS for the following: **1)** office/warehouse building, and **2)** finished grade. Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. WM/sd/jd (For possible action) **11/03/21 BCC**

11/16/21 PC

4. **DR-21-0533-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for an animated wall sign in conjunction with a school on 8.5 acres in a P-F (Public Facility) Zone. Generally located on the northwest side of Orchard Valley Drive and the northeast side of Tree Line Drive within Sunrise Manor. TS/jt/jo (For possible action)**11/16/21PC**

5. **NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:**
ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: **1)** single family residential; and **2)** finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action) **11/16/21PC**
6. **TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:**
TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action) **11/16/21PC**
7. **UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:**
USE PERMIT to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/nr/jo (For possible action) **11/16/21PC**
8. **UC-21-0568-RNI-NV, LP:**
USE PERMIT to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (For possible action) **11/16/21PC**
9. **UC-21-0576-DAVIS, JEFFREY W.:**
USE PERMITS for the following: **1)** incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and **2)** recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/xx (For possible action) **11/16/21PC**
- 11/17/21 BCC**
10. **ET-21-400159 (WS-18-0493)-PLEASANT VIEW PARTNERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 8.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/bb/jo (For possible action) **11/17/21 BCC**

11. **ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action) **11/17/21 BCC**

12. **WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS for throat depth.
DESIGN REVIEWS for the following: **1)** finished grade; **2)** distribution center; and **3)** alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action) **11/17/21 BCC**

13. **ZC-21-0534-DIAMOND ALTO, LLC:**
ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.
USE PERMITS for the following: **1)** vehicle paint/body shop; **2)** reduce separation from a vehicle repair facility to a residential use; and **3)** reduce the separation from a vehicle maintenance facility to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow vehicle paint/body shop not accessory to vehicle sales; **2)** reduce separation from a vehicle paint/body shop to a residential use; **3)** reduce setbacks; **4)** reduce parking lot landscaping; and **5)** alternative driveway geometrics.
DESIGN REVIEW for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action) **11/17/21 BCC**

VII. General Business: Discuss the 2022 TAB calendar (for possible action)

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

IX. Next Meeting Date: December 2, 2021.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

October 14, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Max Carter- PRESENT Planning- Mark Donohue Planning Commission-Vivian Kalarski
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez William Covington	

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

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

II. Public Comment: None

III. Approval of September 16, 2021 Minutes

Moved by: Mr. Carter

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for October 14, 2021

Moved by: Mr. Carter

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez mentioned that the county is in the process of redistricting. Meetings are held at the Government Center October 19, 2021 at 9am. "Trunk-or-Treat" is being held at the Lewis Family park parking lot October 30, 2021 4-6pm.

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair-JAMES GIBSON, Vice-Chair
JUSTIN JONES-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM
Yolanda King, County Manager

VI. Planning & Zoning

10/19/21 PC

1.

DR-21-0473-UNION SHEET METAL WORKERS #88:

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

Moved by: Mr. Carter

Action: Mr. Barbeau per Staff Recommendations

Vote: 4-0/Unanimous

2.

WS-21-0457-BUILDING HOPE BETTY LANE, LLC:

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

Moved by: Mr. Carter

Action: Approved per Staff Recommendations

Vote: 4-0/Unanimous

10/20/21 BCC

3.

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

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

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

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/nr/jo (For possible action)10/20/21 BCC

Moved by: Mr. Carter

Action: Does Not Carry

Vote: 2-2

11/02/21 PC

4.

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

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

USE PERMIT for retail sales and service.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) warehouse addition to an existing retail store; and 2) finished grade. Generally located on the west side of Nellis Boulevard and the south side of Judson Avenue within Sunrise Manor (description on file). MK/jt/jo (For possible action) 11/02/21 PC

Moved by: Ms. Malone

Action: Denied Zone Change, Approved Use Permit, Design Review & Waiver Of Development Standards

Vote: 3-1

5.

TM-21-500081-WARDLEY PROPERTIES LLC:

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

Moved by: Mr. Carter

Action: Held

Vote: 4-0/Unanimous

6. **VS-21-0508-SGG OAKS ROYAL LINKS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action) **11/02/21 PC**
Moved by: Ms. Malone
Action: Approved Applicant Withdrew w/o prejudice the right-of-way on Desert Inn
Vote: 4-0/Unanimous
7. **UC-21-0507-SGG OAKS ROYAL LINKS, LLC:**
USE PERMITS for the following: 1) High Impact Project; 2) attached (townhouse) planned unit development (PUD); and 3) single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) reduce setbacks; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; 6) allow modified driveway design standards; and 7) allow non-standard improvements within the right-of-way.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone.
 Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)**11/02/21 PC**
Moved by: Ms. Malone
Action: Approved
Vote: 4-0/Unanimous
8. **TM-21-500147-SGG OAKS ROYAL LINKS, LLC:**
TENTATIVE MAP consisting of 1,298 lots and common lots on 130.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action) **11/02/21 PC**
Moved by: Ms. Malone
Action: Approved
Vote: 4-0/Unanimous
9. **WS-21-0506-NEVADA SPEEDWAY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for a temporary building (membrane structure).
DESIGN REVIEW for a temporary building (membrane structure) in conjunction with a robotic vehicle testing facility at an existing racetrack facility on a portion of 390.3 acres in a C-2 (General Commercial) (AE-65) (AE-70) (AE-75) Zone. Generally located on the northeast side of Speedway Boulevard and the south side of I-15. MK/nr/jo (For possible action) **11/02/2 PC**
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous
11/03/21 BCC
10. **ET-21-400149 (WS-0415-10)-DIS & DAT, INC:**
WAIVERS OF DEVELOPMENT STANDARDS FIFTH EXTENSION OF TIME to complete and review the following: 1) off-site improvements (excluding paving); and 2) landscaping in conjunction with an automobile dismantling facility and outside storage yard on 4.4 acres in an M-2 (Industrial) (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the east side of Betty Lane and the north side of Cartier Avenue (alignment) within Sunrise Manor. MK/nr/jo (For possible action) **11/03/21 BCC**
Moved by: Ms. Malone
Action: Approved with a 2 year extension
Vote: 4-0/Unanimous

11.

ZC-21-0500-CIVIL WERX, LLC:

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

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

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

DESIGN REVIEWS for the following: 1) outside storage yard; and 2) storage containers. Generally located on the south side of Judson Avenue, 660 feet east of Marion Drive within Sunrise Manor (description on file). MK/rk/jo (For possible action) 11/03/21 BCC

Moved by: Mr. Carter

Action: Denied

Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: Mr. Barbeau mentioned that there is still a concern about the drag racing on Hollywood Blvd. & Sahara

IX. Next Meeting Date: The next regular meeting will be October 28, 2021

X. Adjournment
The meeting was adjourned at 9:05pm

11/02/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK
(TITLE 30)

LAMB BLVD/ALTO AVE

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

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

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

RELATED INFORMATION:

APN:
140-17-301-001

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

BACKGROUND:

Project Description

General Summary

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

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

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Undeveloped
South	Business and Design/Research Park	M-D	Existing distribution center
East & West	Business and Design/Research Park	M-D	Office warehouse buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

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

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

APPLICANT: ODYSSEY

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

DRAFT

11/02/21 PC AGENDA SHEET

BUTANE TANK
(TITLE 30)

SLOAN LN/ LAS VEGAS BLVD N

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0554-CALNEV PIPELINE CO:

USE PERMIT for hazardous materials storage (butane tank) in conjunction within an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)

RELATED INFORMATION:

APN:

123-33-701-004; 123-33-801-002

USE PERMIT:

Allow a hazardous materials storage addition of a butane tank (90,000 gallons) in unification with an existing fuel storage facility.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5049 North Sloan Lane
- Site Acreage: 47
- Project Type: Fuel storage facility

Request

The applicant is proposing to add a butane tank to an existing fuel storage facility. The quantity of butane exceeds the threshold for amounts of hazard chemicals and explosives regulated by Nevada Revised Statutes (NRS) 459.3816, NRS 459.3818, and NRS 459.3833 and Nevada Administrative Code (NAC) 459.9533; therefore, a special use permit is required. Staff has followed the procedure for hazardous material storage identified in Table 30.16-4 per NRS and NAC. Furthermore, due to the proximity to the City of North Las Vegas, this is a Project of Regional Significance.

Site Plan

The site plan depicts an existing fuel storage facility that was approved via UC-004-61. All 47 acres includes existing fuel storage tanks, parking for employees, a water treatment building on the west side of the facility, loading areas within the southern portion of the site, an office/warehouse building, and internal drive aisles that lead to the main driveway on the southeast corner of the site (adjacent to Sloan Lane). The applicant is proposing to install a butane tank addition on the southwest corner of the site. The butane tank will be set back 374 feet from the south property line, 113 feet from the west property line, 865 feet from the north property line, and 1,168 feet from the east property line.

Landscaping

Landscaping is neither required nor a part of this request.

Floor Plan

The butane tank system will consist of a 90,000 gallon tank with an off-load station area, associated pumps, and an enclosure for electrical equipment.

Applicant's Justification

Per the applicant's justification letter the butane system would consist of a 90,000 gallon butane tank, pumps, and associated hardware and equipment for the tank. No new buildings, grading, or additional parking spaces are needed or proposed. The butane system will be closely monitored and controlled remotely, as well as by existing on-site operations personnel.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900409	Proposed butane tank addition to an existing fuel storage facility – this application is the same butane tank proposed with UC-21-0554	Approved by ZA	August 2021
UC-0198-14	Constructed a private water treatment facility building	Approved by PC	May 2014
DR-0705-02 (ET-0149-05)	First extension of time on the design review for fuel storage tanks	Approved by PC	August 2005
DR-0705-02	Additional fuel storage tanks in conjunction with an existing fuel storage facility	Approved by PC	July 2002
WS-1543-01	Waived landscaping and off-site improvements in conjunction with an existing fuel storage facility	Approved by PC	January 2002
DR-0903-95	Additional fuel storage tanks in conjunction with an existing fuel storage facility	Approved by PC	June 1995
ZC-023-88 & UC-025-88 & VC-087-88	Zone boundary amendment to M-2 zoning with a use permit to maintain an existing bulk fuel trucking, storage, and handling facility with a variance to reduce setbacks, zone boundary walls, and off-site improvements	Approved by PC	March 1988

Prior Land Use Requests

Application Number	Request	Action	Date
UC-004-61	Constructed and maintained a fuel storage facility	Approved by PC	January 1961

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Office warehouse development
South	Industrial	M-2	Fuel storage facility & pump station
East	Industrial	R-U, M-2, M-1, & P-F	Outside storage, fuel storage facility, Clark County Detention Center, & undeveloped parcels
West	Nellis Air Force Base	P-F	Solar panel field

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff supports the applicant's request to add a butane tank to the existing fuel storage facility. With proper safety measures in place and maintained, as outlined by the Fire Department and Nevada Department of Environmental Protection, the butane tank addition should not pose a negative impact to the site. The proposed tank is not visually obtrusive from the right-of-way since it is set back over 1,000 feet from Sloan Lane. Staff finds this request to be appropriate for the site and surrounding parcels.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised that permits may be required; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ENERGY TRANSFER

CONTACT: MELISSA CHALONA, ENGINEERING ANALYTICS, 1600 SPECHT POINT ROAD, SUITE 209, FORT COLLINS, CO 80525



LAND USE APPLICATION

PLANNER COPY

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-21-0554</u> DATE FILED: <u>9/28/21</u> PLANNER ASSIGNED: <u>JOP</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>10/28/21</u> PC MEETING DATE: <u>11/2/21</u> BCC MEETING DATE: <u>11/17/21</u> * OFF-CYCLE FEE: <u>\$1,400</u>
	PROPERTY OWNER NAME: <u>Mr. James Pagonis, Calnev Pipe Line, LLC</u> ADDRESS: <u>1001 Louisiana Street</u> CITY: <u>Houston</u> STATE: <u>TX</u> ZIP: <u>77002</u> TELEPHONE: <u>713-824-5101</u> CELL: <u>713-824-5101</u> E-MAIL: <u>jim_pagonis@kindermorgan.com</u>
	APPLICANT NAME: <u>Steve Olsen, Sunoco Partners Marketing & Terminals, L.P.</u> ADDRESS: <u>525 Fritztown Road</u> CITY: <u>Sinking Spring</u> STATE: <u>PA</u> ZIP: <u>19608</u> TELEPHONE: <u>610.670.3307</u> CELL: <u>484.650.2267</u> E-MAIL: <u>steve.olsen@energytransfer.com</u> REF CONTACT ID #: <u>209574</u>
	CORRESPONDENT NAME: <u>Melissa Chalona, Engineering Analytics</u> ADDRESS: <u>1600 Specht Point Road, Suite 209</u> CITY: <u>Fort Collins</u> STATE: <u>CO</u> ZIP: <u>80525</u> TELEPHONE: <u>970-488-3111</u> CELL: <u>970-810-1051</u> E-MAIL: <u>mchalona@enganalytics.com</u> REF CONTACT ID #: <u>212621</u>

ASSESSOR'S PARCEL NUMBER(S): 123-33-701-004 and 123-33-801-002

PROPERTY ADDRESS and/or CROSS STREETS: 5049 N Sloan Lane, Las Vegas, NV 89115

PROJECT DESCRIPTION: Butane tank addition 5049 N. Sloan Lane

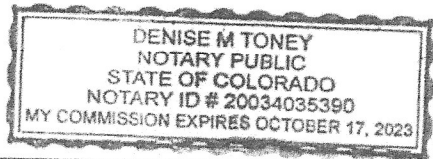
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

M. James Pagonis M. James Pagonis, Attorney in fact
 Property Owner (Signature)* Property Owner (Print)

STATE OF Colorado
COUNTY OF CLATSOP

SUBSCRIBED AND SWORN BEFORE ME ON September 25, 2021 (DATE)

By M. James Pagonis
NOTARY PUBLIC: Denise M Toney



*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.



September 23, 2021

Project No. 111176

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

UC-21-0554

PLANNER
COPY

RE: Justification Letter for Butane System at 5049 N. Sloan Lane.

To Whom It May Concern,

Please be advised that Engineering Analytics Inc. represents the Applicant, Sunoco Partners Marketing & Terminals, L.P., a subsidiary of Energy Transfer, on the Special Use Permit application. The proposed Butane System project is located at 5049 N. Sloan Lane at an existing fuel terminal owned by Kinder Morgan and Calnev Pipeline Co.

We are requesting to add a butane system to the existing fuel terminal. The butane system would consist of a 90,000-gallon LP gas tank, a truck offload station, pumps, a prefabricated enclosure to house an analyzer and electrical equipment, a VFD cabinet, connective piping, and an injection skid. No new buildings, grading, or onsite parking is proposed.

The butane system will be monitored and controlled remotely, as well as by existing onsite operations personnel. Thus there isn't a need to expand the existing parking areas.

On behalf of the applicant, we respectfully request a favorable review and approval of the application.

Please feel free to contact me at 970-488-3111 should you have any questions or concerns regarding the application.

Respectfully Submitted,
Engineering Analytics, Inc.

Melissa Chalona
Project Manager

11/03/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

CARTIER AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0532-2617 LAMB, LLC:

ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway standards.

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

Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. WM/sd/jd (For possible action)

RELATED INFORMATION:

APN:

140-18-701-021

WAIVER OF DEVELOPMENT STANDARDS:

Reduce driveway throat depth to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).

DESIGN REVIEWS:

1. An office/warehouse building.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Project Type: Office/warehouse
- Building Height (feet): 42
- Square Feet: 74,735
- Parking Required/Provided: 75/76

Site Plans

The plans depict a proposed 74,735 square foot warehouse/office building on 4.4 acres with access shown from Lamb Boulevard and Cartier Avenue. Parking is shown along the south, west, and east exteriors with a loading zone shown along the north exterior.

Landscaping

The plans depict landscape areas of 20 feet wide along Cartier Avenue with an attached sidewalk and a 15 foot wide landscape area along Lamb Boulevard with detached sidewalks. A 10 foot wide landscape area is shown along the west property line with internal parking lot landscaping showing landscape islands every 6 spaces. The plans indicate 24 inch box trees, shrubs, and plant materials.

Elevations

The plans depict a 74,735 square foot warehouse/office building up to 42 feet in height with parapet walls with tilt-up concrete panels with insulated aluminum storefront glass and architectural features. The building will be painted in neutral earth tone colors.

Floor Plans

The plans depict a 74,735 square foot building with an open floor plan for warehouse storage that includes roll-up doors and a loading area, entry way, offices, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed development will not create additional stress on the community and that this project has been designed and will be constructed in accordance with Title 30 requirements and has been more than adequately parked with 76 stalls where 75 stalls are required.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park (5 du/ac)	R-1	Single family residential
East & North	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	M-D & R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Sunrise Manor Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing and proposed development in the area. Staff has no objection to the requested zone change.

Waiver of Development Standards

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

Design Review #1

Staff finds that the proposed project complies with Urban Specific Policy 99, which states, in part, business and research park developments should be complementary with abutting uses through site planning. The plans depict such appropriate buffering has being provided with landscaping along those portions that are adjacent to existing single family residences to the west and is separated from the residential use to the south by Cartier Avenue. In addition, the applicant has provided a landscape area of 20 feet in width along Cartier Avenue that will help buffer potential impacts to those residences. The loading zone for truck deliveries is placed along the north portion of the parcel that is adjacent to an existing warehouse building and incorporates cross access. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for both Lamb Boulevard and Cartier Avenue commercial driveways. The applicant has reduced the potential conflicts by providing extra landscape buffers adjacent to both commercial driveways giving vehicles more distance before they encounter any conflicting parking spaces.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cartier Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

Building Department - Fire Prevention

- 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 #0377-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVILWORKS, INC

CONTACT: 2617 LAMB, LLC, 819 HAPPY SPARROW AVE., LAS VEGAS, NV 89052

DRAFT

11/16/21 PC AGENDA SHEET

ANIMATED SIGN
(TITLE 30)

ORCHARD VALLEY DR/TREE LINE DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0533-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for an animated wall sign in conjunction with a school on 8.5 acres in a P-F (Public Facility) Zone.

Generally located on the northwest side of Orchard Valley Drive and the northeast side of Tree Line Drive within Sunrise Manor. TS/jt/jo (For possible action)

RELATED INFORMATION:

APN:
161-03-602-002

LAND USE PLAN:
SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 1651 Orchard Valley Drive
- Site Acreage: 8.5
- Project Type: Animated wall sign
- Number of Stories: 1

Site Plan

The site plan depicts an existing elementary school and associated facilities. Parking spaces are located on the southeast side of the school, and access is provided by 2 driveways on Orchard Valley Drive and 2 driveways on Tree Line Drive.

Signage

The plans show the animated wall sign located on the south side of the school building, set back 120 feet from Orchard Valley Drive. Single family residences are located approximately 180 feet southeast of the sign. Although Title 30 requires a 200 foot separation from an animated sign to residential development, a waiver of development standards is not necessary since the site is zoned P-F and development standards are per the approved plans. Overall, the sign area is 32 square feet, and materials include an aluminum sign cabinet painted blue to match the school colors. The top portion of the sign includes vinyl graphics that display the name of the school, and the remainder of the sign is an LED video display.

Applicant's Justification

According to the applicant, the sign will allow the display of information about the school and school related events to students, parents, and the community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0579	Classroom building addition and shade structures	Approved by PC	September 2018
UC-1988-95	Elementary school (Daniel Goldfarb) and accessory uses	Approved by PC	January 1996
ZC-018-92	Reclassified the subject parcel from R-E to P-F zoning for a public school	Approved by BCC	April 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Place of worship
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential development
West	Residential Medium (3 to 14 du/ac)	R-2	Single family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The size, location, and design of the animated sign are appropriate for the site, and the sign will be used to convey important information. Although the sign is less than 200 feet from the nearest residential development, staff does not anticipate any negative impacts. The sign faces southeast towards Orchard Valley Drive, and the nearest residential development (single family homes) are located on the south side of Orchard Valley Drive. In addition, palm trees located near the sign and trees within the school street landscaping strip along Orchard Valley Drive will help buffer the light and visibility between the animated sign and the front of the nearest single family residence. As a result, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHRIS DINGELL

CONTACT: CHRIS DINGELL, CCSD REAL PROPERTY MANAGEMENT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

11/16/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:

ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: 1) single family residential, and 2) finished grade.

Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

140-14-301-004; 140-14-301-005; 140-14-301-007

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 23 feet where a maximum of 1.5 feet is the standard per Section 30.32.040 (a 1,433.3% increase).

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 36.3
- Number of Lots/Units: 238
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,642/7,845
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height: 25 feet, 2 inches
- Square Feet: 1,287 to 2,333

History/Overall Site Plan

A related development "Phase 1" located on the north side of Alto Avenue (alignment) was approved in January 2018 for a 352 lot single family residential subdivision on 50.5 acres. During the processing of the applications the project was modified several times depicting 591 residential units comprised of single family detached, single family attached, and multiple family residential condominiums all within R-2 and R-3 zones. The applicant has revised the plans and this application will result in a lower density, single family residential product.

The location of the senior housing project is at the southeast corner of Hollywood Boulevard and Alto Avenue which is surrounded by the additional single family residential developments to the south and east.

Site Plans

The plans depict a single family residential development consisting of 238 residential lots on 36.3 acres at a density of 6.6 dwelling units per acre. The single family portion of the development has been broken into 3 separate, not connected, neighborhoods. The first consisting of 143 lots accessed from Alto Avenue to the north. The second neighborhood will consist of 69 lots accessed from Hollywood Boulevard to the west. The third neighborhood will be located in the northwest corner of the property (previously apartments), is accessed from Hollywood Boulevard, and consists of 26 single family lots. All of the single family lots range in size from 3,642 square feet to 7,845 square feet. The lots will have access to Alto Avenue and Hollywood Boulevard via 48 foot wide public streets with 5 foot wide sidewalks on both sides of the street.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Alto Avenue and Hollywood Boulevard. There is also a 47,926 square foot common lot at the northern portion of the development under a Nevada Power easement. The common lot consists of plant material and a walking path.

Elevations

The plans depict 8, one and two story models (with 3 elevation variations each) that are up to 25 feet 2 inches high. The single family dwellings will have similar building materials consisting of stucco finished walls with decorative stone veneer accents, window articulation on all sides, with concrete tile roofs.

Floor Plans

The plans depict homes from approximately 1,287 square feet to 2,333 square feet with 3 to 4 bedrooms and 2 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is in accordance with development trends in the area over the past few years. Most notably the recently approved R-2 single family development across Alto Avenue. There are 4 schools (1 high school, 1 junior high, and 2 elementary) and

park/ball fields within one quarter mile of the site. Additionally, the applicant states senior housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic as compared with a multiple family development. The applicant also states the project will conform to the policies of the Sunrise Manor Land Use Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500141	212 single family lots	Approved by BCC	September 2019
VS-19-0543	Vacation of right-of-way	Approved by BCC	September 2019
NZC-18-0968	Reclassified 32.3 acres to R-2 zoning and 6.6 acres to R-3 zoning	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2 & R-E	Single family residential & undeveloped
South	Public Facilities	P-F	Middle school & high school
East	Public Facilities	P-F	Park/ball fields (Shadow Rock Park)
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
TM-21-500158	A tentative map for a 238 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates that the proposed project is in accordance with development trends in the area over the past few years. Most notably the recent approved R-2 zoned single family development across Alto Avenue. Staff finds that the proposed R-2 zone change is consistent and compatible with the existing and approved land uses in the area.

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

The applicant indicates the density and intensity of this project are compatible with adjacent developments to the north and west of this site. The project is located in an area that may be transitioning to residential development rather than mining operations or proposed public facilities that currently exist in the area. Similar single family residential uses have been approved or are developed in the area. Therefore, the land use and intensity proposed with the R-2 development are consistent and compatible with the existing nearby land use designations.

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

Although the service providers who have replied to staff indicated that there will be no substantial adverse effects on public facilities and services, staff finds that there could be impacts that were not anticipated when the Sunrise Manor Land Use Plan was adopted.

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

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 of the Comprehensive Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area.

Summary

Zone Change

The applicant states that a change in trends in the area have occurred over the past few years. Most notably the recent approved R-2 zoned single family development across Alto Avenue. There are also 3 schools and 1 park within one quarter mile of the site, and staff finds the geographic location of the project will complement the existing uses in the area as well.

Therefore, staff finds the applicant has provided a compelling justification to warrant approval of the proposed zone change request.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- Provide open space as shown on plans for R-2 development;
- Deed restrictions on the senior housing R-2 zoned project for residents 55 and older;
- Provide disclosure statement that a gravel pit is nearby when signing purchase agreements with future tenants and homeowners;
- Enter into a Development Agreement prior to any permits or subdivision mapping to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 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;
- Coordinate with Public Works - Design Division for the Hollywood Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Hollywood Boulevard improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LGI HOMES - NEVADA, LLC
CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>LGI Homes-Nevada, LLC</u> ADDRESS: <u>2520 Saint Rose Pkwy, Suit 201</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-499-6809</u> CELL: _____ E-MAIL: <u>jay.aston@lgihomes.com</u>
	APPLICANT NAME: <u>LGI Homes-Nevada, LLC</u> ADDRESS: <u>2520 Saint Rose Pkwy, Suite 201</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-499-6809</u> CELL: _____ E-MAIL: <u>jay.aston@lgihomes.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suit 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-14-301-005

PROPERTY ADDRESS and/or CROSS STREETS: SEC Hollywood Blvd and Alto Ave

PROJECT DESCRIPTION: Non-conforming zone change and Design Review. Please see attached justification letter.

(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.

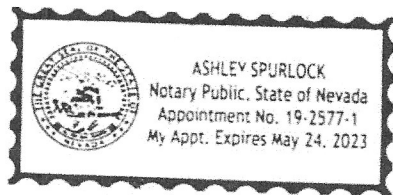
Jay Aston
Property Owner (Signature)*

JAY ASTON
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 20, 2021 (DATE)

By Ashley Spurlock
NOTARY PUBLIC: Spurlock



*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.



(September 28, 2021 Update)

July 28, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Project Description and Compelling Justification Letter
Hollywood Springs (formerly Hollywood South 40) by LGI Homes
Non-Conforming Zone Change, Design Review and Tentative Map**

On behalf of our client LGI Homes we have prepared the following project description and letter of compelling justification in support of a non-conforming zone change and amended tentative map for the Hollywood Springs, formerly approved as Hollywood South 40, Single Family detached, and Single Family detached senior age restricted Residential development.

The landholding consists of 36.29 net acres, located on the east side of Hollywood Boulevard between Alto Avenue on the north and the Bailey Middle School and Sunrise Mountain High School on the south. The current assessor's parcel number for the parcels is 140-14-301-004, 005 and 007.

The Project site is approximately 1430 feet from north to south and extends east from Hollywood Boulevard 1333 feet east. The parcel extends to the centerline of Hollywood Boulevard and Alto Avenue. The land holding is bound on the west by R-2 zoned developed single family residential development, on the south by the PF zoned Bailey Middle School and Sunrise Mountain High School on the north by the R-2 zoned Hollywood and Alto residential development and on the east by a portion of this parcel currently being utilized for an aggregate mining operation.

This development received approval of a non-conforming zone change (NZC18-0968) tentative map (TM19-500141) and a vacation (VS19-0543) from the Board of Clark County Commissioners on September 4, 2019. This previous approval reclassified 32.3 gross acres to R-2 zone and 6.6 gross acres was reclassified to R-3 zone. As part of this approval the R-3 zoned portion was conditioned to be deed restricted for senior housing for residents 55 and older. The approved tentative map was approved for 212 single family residential lots for the R-2 zone portion of the development and 139 multifamily units for the R-3 zone portion of the development.

500 South Ranch Drive, Suite 17 - Las Vegas, NV 89106
Main 702.453.0800 www.RCINEVADA.com Fax 702.453.0801

This application is a request to change the previously approved R-3 zone to an R-2 zone and to remove the age restricted multifamily component for an age restricted single family detached component. The revised portion of the development 6.6 acres gross, 5.14 acres net, will contain 26 single family lots which will continue to be deed restricted for senior housing. The revised lots will range in size from 4,725 s.f. to 7,845 s.f.. This revised portion of the development will be separate from the balance of the subdivision, no internal roadway connections, and will take direct access from Hollywood Boulevard at Sprinkle Avenue like the previous multifamily configuration. The revised portion of development will also include a common on the north and of the development, adjacent to Alto Avenue. Anticipated programming for this open space has yet to be determined at this time.

The balance of the development, 31.15 acres net (32.3 acres gross) remains largely unchanged. The previously approved R-2 portion of the development will contain 212 lots with only minor modifications to the internal public roadway pattern made to facilitate the final design configuration of water sanitary sewer. With this roadway pattern modification 4 lots, 38-41, were revised and now fall below the previously approved minimum lot size of 4,000 s.f. The smallest lot within the R-2 zoned portion of the development will now be 3,642 s.f. which is conformance with the existing R-2 zone and represents a reduction of less than 10%.

Non-Conforming Zone Change

The subject application is for a non-conforming zone change from R-3 (Rural Estate Residential) to R-2 (Residential Urban District) for a landholding with a planned land use of PF (Public Facility). Since the Clark County does not identify R-2 as an allowable zoning district within a PF land use plan a non-conforming zone change will be required for the site to accept the proposed single family and Multiple-family residential development.

Following is Clark County compelling justification criteria with the projects relevance identified:

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

This project is in accordance with development trends within this portion of Sunrise Manor Township over the past years, most notably the recently approved R-2 zoning for the adjacent, across Alto Avenue, Hollywood and Alto residential subdivision. There are 4 schools (1 senior high, 1 junior high and 2 elementary) and park/ball fields within one quarter mile of the site which support single family residential portion of the development.

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

The density and intensity proposed with the non-conforming zone change is in conformance with the adjacent residential developments to the north and west and actually represents a down zone from the approved multi-family zoning to a more compatible single-family zone.

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

Based upon the density for the R-2 zone being sought public infrastructure facilities will not be adversely impacted. Additionally the land holdings proximity to major public transportation and regional shopping facilities supports the requested change. Alto Avenue is an 80-foot right-of-way street and Hollywood Boulevard is 100-foot right-of-way street. Since Hollywood Boulevard ends at the north end of the Project at Nellis Airforce Base that street width is adequate for the density proposed. Alto Avenue on the north will end approximately one half mile east of the site at the steep slopes of the foothills of Sunrise Mountain. Both of the major streets adjacent to the Project will support this proposed zone change.

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

The proposed non-conforming zone change conforms to the policies of the Sunrise Manor land use plan. The single family residential area meets requirements from Chapter 4 of the Sunrise Manor land use plan. The multi-family residential area meets requirements from Chapter 5 of the Sunrise Manor land use plan.

Design Review

This project has a design review that can be split into three parts. 1) A proposed single family residential development with 238 residential lots and associated public streets and common elements. 2) An architectural review for eight homes. 3) Increased the finished grade for a single family residential development to 72 inches where 18 inches is the standard.

Eight floor plans with three distinct elevation options, with a mixture of single and two story homes, are proposed for the subject development. The models will range in size from 1,287 square feet to 2,333 square feet. All eight models will be in conformance with current Title 30 requirements for four-sided architecture with stucco siding and concrete tile roofs. All homes will have a standard 2 car garage and 20' long driveway. The proposed homes will have a maximum building height is 25 feet 2 inches.

Also included in this Design Review is the request to allow relief from Section 30.32.040.a.9, which states that any request to increase grade over 18 inches shall be considered by the Board. Included with this submittal are cross sections showing the anticipated pad grades in comparison to the existing grade. Since the site is former aggregate mining pit it is currently still well below the perimeter edges. Due to this fill as deep at 23 feet will be required to achieve a grade which will provide for positive drainage at Clark County minimum roadway slopes to the perimeter roadways. These deeper fills are located from the middle of the site to the projects eastern edge, adjacent to the active aggregate mining operation still in operation.

The subject development will be developed in accordance with Clark County Title 30 requirements without waivers, providing landscaping and buffering in accordance with Code.



Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to be 'Chris Thompson', written over the company name.

Chris Thompson, P.E.
Principal

11/16/21 PC AGENDA SHEET

HOLLYWOOD SPRINGS
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:

TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

140-14-301-004; 140-14-301-005; 140-14-301-007

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 36.3
- Number of Lots/Units: 238
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,642/7,845
- Project Type: Single family residential

The plans depict a single family residential development consisting of 238 residential lots on 36.3 acres at a density of 6.6 dwelling units per acre. The single family portion of the development has been broken into three separate, not connected, neighborhoods. The first consisting of 143 lots accessed from Alto Avenue to the north. The second neighborhood will consist of 69 lots accessed from Hollywood Boulevard to the west. The third neighborhood is located in the northwest corner of the property (previously apartments), is accessed from Hollywood Boulevard and consists of 26 single family lots. All of the single family lots range in size from 3,642 square feet to 7,845 square feet. The lots will have access to Alto Avenue and Hollywood Boulevard via 48 foot wide public streets with 5 foot wide sidewalks on both sides of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500141	212 single family lots	Approved by BCC	September 2019
VS-19-0543	Vacation of right-of-way	Approved by BCC	September 2019
NZC-18-0968	Reclassified 32.3 acres to R-2 zoning and 6.6 acres to R-3 zoning	Approved by BCC	September 2019
NZC-0097-17	Reclassified 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2 & R-E	Single family residential & undeveloped
South	Public Facilities	P-F	Middle school & high school
East	Public Facilities	P-F	Park/ball fields (Shadow Rock Park)
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
NZC-21-0562	A zone change to reclassify 36.3 acres to R-2 zoning for a 238 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Hollywood Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Hollywood Boulevard improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are only 196 Equivalent Residential Units left for this development until the Lincoln Lift Station is complete; and that installation of a sewer line is required on the entire frontage along East Alto Avenue, and a sewer stub is required in the southeast portion of the development.

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

APPLICANT: LGI HOMES – NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500158</u>	DATE FILED: <u>9-28-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC DATE: <u>10-28-21</u>
		TAB/CAC: <u>Surprise Manor</u>	R-3 to R-2
		PC MEETING DATE: <u>11-16-21</u>	Land Use: P-F
		BCC MEETING DATE: <u>12-22-21</u>	MK
		FEE: <u>\$750.00</u>	N2C.18.0968

PROPERTY OWNER	NAME: <u>LGI Homes-Nevada, LLC</u>
	ADDRESS: <u>2520 Saint Rose Pkwy, Suite 201</u>
	CITY: <u>Henderson</u>
	TELEPHONE: <u>702-499-6809</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	E-MAIL: <u>jay.aston@lgihomes.com</u> CELL: _____

APPLICANT	NAME: <u>LGI Homes-Nevada LLC</u>
	ADDRESS: <u>2520 Saint Rose Pkwy, Suite 201</u>
	CITY: <u>Henderson</u>
	TELEPHONE: <u>702-499-6809</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	E-MAIL: <u>jay.aston@lgihomes.com</u> CELL: _____
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u>
	ADDRESS: <u>500 S Rancho Drive, Suite 17</u>
	CITY: <u>Las Vegas</u>
	TELEPHONE: <u>702-998-2109</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	E-MAIL: <u>adolce@rcinevada.com</u> CELL: _____
	REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 140-14-301-005

PROPERTY ADDRESS and/or CROSS STREETS: SEC Hollywood Blvd and Alto Ave

TENTATIVE MAP NAME: _____

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.

Jared Aston
Property Owner (Signature)*

JARED ASTON
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 20, 2021 (DATE)

By Ashley Spurlock

NOTARY PUBLIC: ASpurlock



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Mosaic Hollywood 247 LLC</u>
	ADDRESS: <u>10091 Park Run Drive, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>702-608-6851</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u>

APPLICANT	NAME: <u>LGI Homes-Nevada LLC</u>
	ADDRESS: <u>2520 Saint Rose Pkwy, Suite 201</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-499-6809</u> CELL: _____
	E-MAIL: <u>jay.aston@lgihome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u>
	ADDRESS: <u>500 S Rancho Drive, Suite 17</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-998-2109</u> CELL: _____
	E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 140-14-301-004,007

PROPERTY ADDRESS and/or CROSS STREETS: SEC Hollywood Blvd and Alto Ave

TENTATIVE MAP NAME: _____

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.

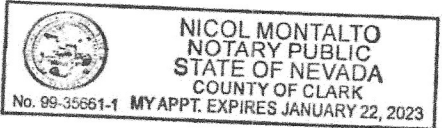
[Signature]
Property Owner (Signature)*

Vincent Schettler
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 22, 2021 (DATE)

By Vincent Schettler
NOTARY PUBLIC: Nicol Montalto



*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.



RCI
ENGINEERING

July 28, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

RE: Hollywood Springs
Tentative Map Consent to Extension of Time Limit

On behalf of our client, LGI Homes - Nevada LLC, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This Tentative Map application has an accompanying Non-Conforming Zone Change and Design Review. We agree to have the subject tentative map heard concurrently with the accompanying item.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Project Engineer

11/16/21 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

KOLANUT LN/NUTMEG LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:

USE PERMIT to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone.

Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-19-410-122

USE PERMIT:

Allow an accessory structure not architecturally compatible with the principal building where required per Table 30.44-1.

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3825 Kolanut Lane
- Site Acreage: 0.1
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 400
- Parking Required/Provided: 3/3

Site Plans

The plans show an existing manufactured home with paved driveways on the east and west sides of the residence and a proposed accessory apartment within setbacks in the rear yard. The existing driveway on the west side of the site will be extended to provide an additional parking space for the proposed accessory apartment. Access to the site is from 2 driveways on Kolanut Lane.

Landscaping

No additional landscaping is required or proposed.

Elevations

The plan depicts a 12 foot high accessory apartment with a stucco exterior and an asphalt shingle roof. The front door will be on the east side of the structure which will not be visible from the street.

Floor Plans

The plans show a 400 square foot accessory apartment with a bedroom, bathroom, and a living area.

Signage

Signage is not a part of this request.

Applicant's Justification

The application indicates that the current principal residence is too small for a growing family and the proposed accessory apartment will help the family have an additional living space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-78	Reclassified 25 acres from T-C & R-2 zoning to R-T zoning for a manufactured mobile home planned unit development	Approved by BCC	April 1978
UC-16-78	149 lot manufactured mobile home planned unit development	Approved by BCC	April 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, West, & South	Residential Suburban (up to 8 du/ac)	R-T	Single family residences

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. The proposed accessory apartment is an appropriate scale relative to the

size of the property. The proposed accessory apartment meets the requirements delineated within Table 30.44-1 except that the proposed structure is a site built structure with a stucco exterior. Staff finds that the accessory apartment incorporates proper placements on the site and the building will meet setbacks and is a compatible use in a residential area. Based on the size of the accessory structure and the residential nature of the use, staff finds that there will not be a negative impact on the surrounding area and can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: RICHARD VANORIO

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIR, LAS VEGAS, NV 89145

APR 21-100929



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-21-0546</u> DATE FILED: <u>9/23/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>10/28/21</u> PC MEETING DATE: <u>11/16/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Good Business Enterprises, LLC</u> ADDRESS: <u>3040 E. Charleston, Blvd. Apt. 2024</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-900-8288</u> CELL: <u>702-900-8288</u> E-MAIL: <u>rickyisbusy@yahoo.com</u>
	APPLICANT NAME: <u>Riccardo Vanorio</u> ADDRESS: <u>3825 kolanut Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-900-8288</u> CELL: <u>702-900-8288</u> E-MAIL: <u>rickuisbusy@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jaime De La Vega</u> ADDRESS: <u>6944 Erin Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-26-19</u> CELL: <u>702-569-5127</u> E-MAIL: <u>dlvhr2014@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-19-410-122

PROPERTY ADDRESS and/or CROSS STREETS: E. Tonopah Ave. @ N Walnut Rd.

PROJECT DESCRIPTION: 400 S. F. Accessory Apartment at Back Yard

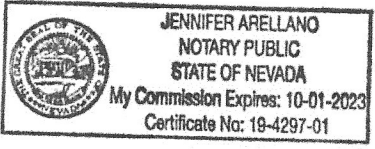
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]
 Property Owner (Signature)* RICCARDO VANORIO
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 1 2021 (DATE)
 By Riccardo maria Vanorio

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.

**PLANNER
COPY**

UC-21-0546

GOOD BUSINESS ENTERPRISES

RICCARDO VANORIO

3825 KOLANUT LN. LAS VEGAS. NV. 89115

702-900-8288 rickyisbusy@yahoo.com

JUSTIFICATION LETTER

This Letter has the Intention to Justify the Construction of an Accessory Building at the back yard of Our Property at 3825 Kolanut Lane, Las Vegas, NV 89115.

The Necessity and the Urgency to Build this apartment rise because Our Family is growing rapidly and our existing residence is too Small as you can see on the records.

This Accessory Apartment will solve the huge problem we have currently, that is the lack of extra bedrooms and bathroom.

We believe that we are in compliance with side and rear setbacks, and the design of the building will match the existing residence, so everything will be in harmony.

We kindly ask you to consider our project and make the pertinent comments and the subsequently approval, we believe this is a minor deviation of the Planning and Zoning Regulations. If you grant the approval, we will be able to obtain the required building permits.

We appreciate all you can do to approve this project

Thank you so Much


Riccardo Vanorio

Homeowner

11/16/21 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

MARION ST/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0568-RNI-NV, LP:

USE PERMIT to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:
161-08-101-011

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4465 E. Sahara Avenue
- Site Acreage: 1
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 4,698
- Parking Required/Provided: 47/57

Site Plan

The site plan depicts an existing tavern (Copacabana Bar and Grill) located on the northern portion of the parcel. Access is located along the north property line adjacent to Sahara Avenue provided by a private driveway easement located along the east side of the property, there is no direct access to Sahara Avenue. The main entrance of the tavern faces east. Furthermore, 57 parking spaces are located along the east and west property lines and south of the building. The applicant is requesting to allow hookah services to its customers.

Landscaping

Landscaping is located within an existing landscape planter along the north and east property lines. No new landscaping is required nor a part of this request.

Elevations

Photographs show a 1 story commercial building with a parapet style roof with an overall height of 20 feet, and a front entrance awning with Spanish style concrete tiles. The existing color scheme includes off-white stucco paint with grey and navy accent colors.

Floor Plan

The floor plan includes an entry way, seating area, bar area, back of house areas, and restrooms. The overall area of the restaurant is 4,698 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, hookah services are in high demand with the applicant's customers. Adding this service would help the existing tavern with sales. Business hours for the tavern are 8:00 p.m. to 6:00 a.m., Thursday through Saturday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0014	Re-establish a tavern	Approved by PC	March 2021
UC-0386-05	Live entertainment in conjunction with a tavern - expired	Approved by PC	April 2005
UC-1012-02	On-premises consumption of alcohol (tavern) in conjunction with a restaurant - expired	Approved by BCC	September 2002
ZC-197-92	Reclassified 9.4 acres, including this site, to M-D zoning for an office/warehouse complex	Approved by BCC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-1	Communications facility
South & East	Business and Design/Research Park	M-D	Communications facility
West	Business and Design/Research Park	M-D	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

that adding hookah services to the existing tavern is an appropriate use for the site. Staff does not object to the applicant's request since there are no active records of a tavern resulting in a substantial adverse effect on adjacent properties; therefore, adding a hookah service should not pose a negative impact to the surrounding establishments.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- 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: COPA LLC

CONTACT: JOSE ESCOBAR, COPA LLC, 3854 FELDSPAR AVE, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

(ORIGINAL APPLICATION #)

(ORIGINAL APPLICATION #)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: UC-21-0568 DATE FILED: 9/29/21
 PLANNER ASSIGNED: JOR
 TAB/CAC: SUNRISE TAB/CAC DATE: 10/28/21
 PC MEETING DATE: 11/16/21
 BCC MEETING DATE: _____
 FEE: \$675

PROPERTY OWNER

NAME: RNI-NV Limited Partnership
 ADDRESS: 1580 Makaloa Street, Suite 1220
 CITY: Honolulu STATE: HI ZIP: 96814
 TELEPHONE: (808) 351-1497 CELL: (808) 341-7098
 E-MAIL: tkamikawa@rninv.com

APPLICANT

NAME: COPA LLC Jose G Escobar
 ADDRESS: 4465 E SAHARA AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89104
 TELEPHONE: 323-385-8133 CELL: 323-385-8133
 E-MAIL: escobar1951@sbcglobal.net REF CONTACT ID #: 1705138869

CORRESPONDENT

NAME: Jose G. Escobar
 ADDRESS: 4465 E. Sahara Ave
 CITY: LAS VEGAS STATE: NV ZIP: 89104
 TELEPHONE: 323-385-8133 CELL: 323-385-8133
 E-MAIL: escobar1951@sbcglobal.net REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-08-101-011
 PROPERTY ADDRESS and/or CROSS STREETS: 4465 E. SAHARA AVE.
 PROJECT DESCRIPTION: USE PERMIT FOR USE HOOKAH AT THIS LOCATION

(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.

Chad Q. Iwamoto

Chad Q. Iwamoto, RNI-NV Limited Partnership

Property Owner (Signature)*

Property Owner (Print)

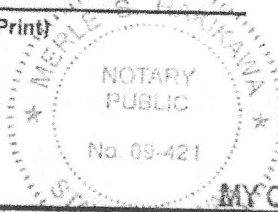
STATE OF Hawaii
 COUNTY OF Honolulu

AUG 30 2021

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By Chad Iwamoto

NOTARY PUBLIC: MERLE S. HAKIKAWA



MY COMMISSION EXPIRES 10/4/2021

*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.

September 1, 2021

UC-21-0568

JUSTIFICATION LETTER

From: Jose G. Escobar
3854 Feldspar Ave
Las Vegas, NV 89120
323.385.8133

To Whom It May Concern:

Re: Justification Letter for Hookah Permit
Copacabana, Gaming, Bar and Grill

My name is Jose G. Escobar, managing member of Copa LLC. I'm writing this letter to request a permit for Hookah, this will complete the services that are already provided to my customers. Hookah services is in high demand and it would help my business, this will also help for future jobs. The Business hours of operations are 8pm through 6am.

Should you have any additional questions regarding this matter, please feel free to contact me at the number above.

Best Regards,

Copa, LLC
Jose G. Escobar
Managing Member

11/16/21 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

NELLIS BLVD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0576-DAVIS, JEFFREY W.:

USE PERMITS for the following: 1) incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and 2) recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone.

Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/xx (For possible action)

RELATED INFORMATION:

APN:
140-16-201-017

USE PERMITS:

1. Recreational vehicle rental in the Airport Environs Subdistrict Accident Potential Zone I (APZ-1) per Table 30.48-AE.
2. Reduce the separation between a recreational vehicle maintenance use and a single family development to 135 feet where 200 feet is the standard per Table 30.44-1 (a 33% decrease).

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 2880 Nellis Boulevard
- Site Acreage: 2.1
- Project Type: Recreational vehicle rental
- Number of Stories: 1
- Square Feet: 7,000
- Parking Required/Provided: 29/29

Site Plans

The plans depict a recreational vehicle rental facility with outside storage of recreational vehicles on 2.1 acres with an existing one story, 7,000 square foot office and warehouse building. The

existing building is set back 94 feet from Nellis Boulevard and 71 feet from the southern property line. The warehouse and recreational vehicle maintenance space will be approximately 135 feet from the single family residential property located northeast of the property. Two existing driveways access the property from Nellis Boulevard. With the exception of landscaping along Nellis Boulevard, the entire site is paved. A 6 foot block wall is located on the south property line, with a 6 foot chain-link fence located on the north and east property lines. The site plan depicts 29 parking spaces, and additional storage space and parking behind the entry fence and gate.

Landscaping

There is an existing 8 foot landscape buffer adjacent to Nellis Boulevard and includes a mixture of palm trees and shrubs. The property shares 83 feet of the northeast property line with a single family residential zoned property designated as industrial on the planned land use, but currently occupied by a single family home. The applicant has covered the existing chain-link fence with screening to block the property from view at this location.

Elevations

The elevations depict a single story office with a public entrance on the Nellis Boulevard side of the lot. The attached warehouse has interior access and 3 bay doors facing north.

Floor Plans

The western portion of the building includes 3,000 square feet of offices, storage rooms, meeting rooms, and restrooms. The eastern 4,000 square feet is an open warehouse with access from 3 bays on the north wall. The recreational vehicle maintenance will take place in the warehouse space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a recreational vehicle rental facility and recreational vehicle storage facility with accessory recreational vehicle maintenance on an existing M-1 zoned property with a 7,000 square foot office and warehouse space. The warehouse will be used to maintain the recreational vehicles and prepare them for potentially long journey's, or long term storage on the lot. No vehicle maintenance will be conducted for the public or drop in customers. Rentals are by appointment only and require online registration. No rentals or maintenance of vehicles will be permitted from street traffic or drop in business.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0479-11	Reclassified the site from M-D to M-1 zoning for existing warehouse building	Approved by BCC	December 2011
ZC-0253-86	Reclassified the site from M-D to M-1 zoning for a rental store - expired	Approved by BCC	December 1986

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0591-86	Variances to waive on-site paving and landscaping - expired	Approved by BCC	December 1986
ZC-0109-81	Reclassified the site from M-D to M-1 zoning to maintain a 7,000 square foot office and warehouse building - expired	Approved by BCC	July 1981
ZC-0072-69	Reclassified the site from R-E to M-D zoning to establish a business for the sales and service of construction equipment	Approved by BCC	September 1969

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	R-E	Undeveloped & single family residence
South & West	Industrial	M-D & M-1	Storage yards & industrial buildings
East	Industrial	R-E	Outside storage

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Site access and circulation do not interfere with traffic on Nellis Boulevard, considering there are two access driveways and clear space around the building for traffic circulation. The use of the areas adjacent to the recreational vehicle rental, maintenance, and storage will not be affected in a substantially adverse manner, when considering adjacent existing storage uses and commercial business character of the neighborhood. The granting of the use permits will be in harmony with the general purpose of the plan and Title 30 for existing property in an industrial district.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No maintenance services for the general public.
- 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.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: VEGAS RV ADVENTURES, LLC

CONTACT: VEGAS RV ADVENTURES, LLC, 6437 BUBBLING SPRINGS AVE, LAS VEGAS, NV 89156



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-21-0576</u> DATE FILED: <u>9-29-2021</u> PLANNER ASSIGNED: <u>BSR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>10-28-2021</u> PC MEETING DATE: <u>11-16-2021</u> BCC MEETING DATE: <u> </u> FEE: <u>\$1,150</u>
	PROPERTY OWNER	NAME: <u>Jeff Davis</u> ADDRESS: <u>1621 Brock Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-524-5200</u> CELL: <u> </u> E-MAIL: <u> </u>
	APPLICANT	NAME: <u>Joe Childers for Vegas RV Adventures</u> ADDRESS: <u>2880 No Nellis Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-752-3333</u> CELL: <u>702-752-3333</u> E-MAIL: <u>ol.joe@vegasrvadventures.com</u> REF CONTACT ID #: <u> </u>
	CORRESPONDENT	NAME: <u>na Same as applicant</u> ADDRESS: <u> </u> CITY: <u> </u> STATE: <u> </u> ZIP: <u> </u> TELEPHONE: <u> </u> CELL: <u> </u> E-MAIL: <u> </u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 140-16-201-017

PROPERTY ADDRESS and/or CROSS STREETS: 2880 No Nellis Blvd (T Intersclion @ Geist Ave)

PROJECT DESCRIPTION: RV Rentals and vehicle storage

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

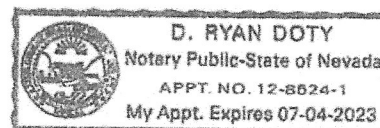
Jeff Davis
Property Owner (Signature)*

Jeff Davis
Property Owner (Print)

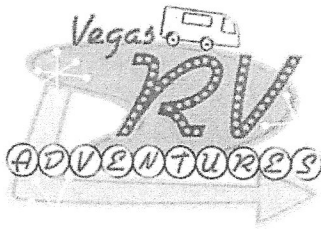
STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 2nd, 2021 (DATE)
by Jeff W. Davis

NOTARY PUBLIC: D. Ryan Doty



*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.



PLANNED
COPY

August 2, 2021

To Clark County Zoning Department

ATTN: Mr. Brady Bernhart

Regarding property located at 2880 N. Nellis Blvd. Las Vegas, NV. 89115
Parcel #140-16-201-017
Current zoning M1 with APZ1 overlay

We are requesting approval to allow us to have an RV, boat and truck storage facility in conjunction with re-locating our existing short-term vacation RV rental business.

Our guest reservations are made online, like Airbnb, but for RV's. We do not offer RV rentals "off the street". All reservations and accommodations must be made, paid and approved online. We advertise on several platforms such as RVShare and Outdoorsy as well as our own website, VegasRvAdventures.com.

After our guests have made their reservations, they receive instruction videos via YouTube and an appointment time and date are scheduled for them to pick up their rental. Our guests do not stay on property; similar to a car rental agency they only come to our site to check in/out their rental unit. Typical with most RV, truck and storage facilities, they will only be there long enough to park and store or pick up their stored vehicles.

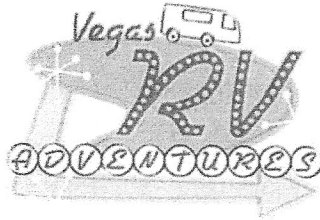
Property includes a combination warehouse and office building that we will use for cleaning, stocking and maintaining our units. We do not intend to store any flammable items on property. (ie. gas, oil, hazardous chemicals/materials etc). The office portion of the building is used for our daily administrative business.

Our tentative hours of operation will be from 9-5 and our gated storage facility hours (which need a passcode to grant access) will be from 6:00 am to 8:00 pm.

Respectfully yours,
Vegas RV Adventures LLC

Joe Childers
702 752-3333

Katherine Feldman
702 581-2343



PLANNER
COPY

August 2, 2021

Mr. Brady Bernhart, Clark County Planning/Zoning
Re: 2880 No Nellis Blvd/Vegas RV Adventures

As requested, please find attached:

- Justification letter for Vegas RV Adventures and storage
- Supporting letter from Nellis AFB, Victor Rodriguez
- Land Use Application
- Fire Permit Survey Form
- Disclosure Form
- Site plan
- Office floor plan

We greatly appreciate your help in facilitating this request.

Thank you,
Joe Childers

**CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER
UC-21-0576/DAVIS JEFFREY W

The following has been entered to Accela for the above referenced land use application for **Public Works
- Development Review**.

Preliminary Conditions

- Nevada Department of Transportation approval. /jo

Applied by: Jorge Orozco
Date entered: 10/19/2021

APN(s):
140-16-201-017

11/17/21 BCC AGENDA SHEET

WALL HEIGHT & FINISHED GRADE
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400159 (WS-18-0493)-PLEASANT VIEW PARTNERS, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 8.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-020

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined wall/retaining height to 24 feet (18 foot retaining wall/6 foot screen wall) where a combined wall/retaining height of 16 feet (10 foot retaining wall/6 feet of wrought iron) was previously approved (a 50% increase) and where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Chapter 30.64 and Figure 30.64-15 (a 167% increase).

DESIGN REVIEW:

Increase the finished grade to 60 inches (5 feet) where 48 inches (4 feet) was previously approved (a 25% increase) and where 18 inches is the standard per Section 30.32.040 (a 234% increase).

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: Various
- Site Acreage: 8.5
- Project Type: Increase finished grade and increase retaining wall height

Site Plan & Request

The previously approved plans depict a proposed congregate care facility and assisted living facility. The project consists of 2 buildings: 1) 15,668 square foot congregate care facility; and 2) 45,000 square foot assisted living facility. Both facilities will work in tandem and closely together with patients. The staff at each facility will work directly with one another to maintain the residency of patients. The facilities will be located on separate lots that are a minimum of 80,000 square feet with cross access and shared access points from Los Feliz Street (collector street). The plans depict a proposed 1.2 acre open space buffer at the northwest corner of Los Feliz Street and Washington Avenue with the proposed congregate care facility north of the open space area and proposed assisted care facility directly to the north of the congregate care facility. Immediately to the north of the project site are 4 parcels totaling 1.7 acres that will remain undeveloped at this time. The project complies with required on-site parking, with the parking areas equitably distributed. Access to the site is from 2 proposed driveways along Los Feliz Street. The plans depict the overall site is substantially lower than Los Feliz Street and slightly higher than Washington Avenue. The increased finished grade was approved up to 60 inches (5 feet) within the boundaries of the project site.

Landscaping

The plans depict a 17 foot wide landscape area with a detached sidewalk along Washington Avenue. The approved 24 foot high wall (18 feet retaining and 6 feet of decorative iron fencing) is depicted within a portion of this area and along the west property line. Directly north of the street landscaping is a 1.2 acre (51,675 square foot) open space buffer with prescribed landscaping, consisting of groundcover, shrubs, and trees. The plans depict a 30 foot wide landscape area with a detached sidewalk along Los Feliz Street directly in front of the proposed congregate care facility. A 15 foot wide landscape area with detached sidewalk is depicted along Los Feliz Street in front of the proposed assisted care facility. A 6 foot to 10 foot wide landscape buffer is shown along the entire west property line. All landscaping, including parking lot landscaping, will be equitably dispersed throughout the site.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0493:

Current Planning

- Legalize boundaries of property prior to building permit issuance;
- West side of the retaining wall oriented towards the school to remain free and clear of graffiti.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Vacate existing right-of-way at driveway and grant necessary easements.
- Applicant is advised that the installation of detached sidewalk will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0222-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The wall height waiver and increased finished grade were approved in February 2019. The applicant has been working with various Clark County departments to submit the required studies and reviews for the property, including a traffic study, drainage study, structural review, and parcel map. Civil plans have been submitted and the grading permits for the site was issued.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400092 (UC-0480-17)	Second extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	July 2021
ET-20-400017 (UC-0480-17)	First extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoned pedestrian easement and driveway easement	Approved by PC	March 2019
WS-18-0493	Increased wall height and increased finished grade	Approved by BCC	February 2019
UC-0480-17	Congregate care facility and assisted living facility, waivers to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West & North	Public Facilities	R-E	O'Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority water reservoir with tanks, & communication tower

Related Applications

Application Number	Request
ET-21-400160 (VS-19-0100)	An extension of time for vacation of easements and a portion of right-of-way being Los Feliz Street 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has made some progress, being that a grading permit has been issued. Staff can support the extension of time, and recommends that this application along with ET-21-400160 (VS-19-0100) have the same time limit that was approved with ET-21-400092 (UC-0480-17).

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 21, 2023 to commence and review as a public hearing, with any extension of time as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS, LLC

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

11/17/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-26-211-001 through 140-26-211-005; 140-26-211-015 through 140-26-211-020

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is to request an extension of time to vacate and abandon a portion of a public right-of-way being the driveway entrance located along Los Feliz Street approximately 690 feet north of Washington Avenue. The approved vacation also included a 15 foot wide pedestrian access easement that runs along the west side of Los Feliz Street and the north side of Washington Avenue. The easement and the right-of-way were granted and recorded, the project has since changed and is now in conflict with the current plans for development.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0100:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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

- Comply with drainage study PW18-13605 or submit a new drainage study;

- Easements as required by Public Works shall be granted with a new subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The County previously approved a special use permit, design review, waiver of development standards, and vacation of easements and right-of-way for the proposed assisted living and congregate care facility. The applicant has been working with various Clark County departments to submit the required studies and reviews for the property, including a traffic study, drainage study, structural review, and parcel map. Civil plans have been submitted and the grading permits for the site was issued.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400092 (UC-0480-17)	Second extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	July 2021
ET-20-400017 (UC-0480-17)	First extension of time for a congregate care facility and assisted living facility, and for wall height and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoned pedestrian easement and driveway easement	Approved by PC	March 2019
WS-18-0493	Increased wall height with a design review for increased finished grade	Approved by BCC	February 2019
UC-0480-17	Congregate care facility and assisted living facility, waivers to increase wall height, with design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West & North	Public Facilities	R-E	O'Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority water reservoir with tanks, & communication tower

Related Applications

Application Number	Request
ET-21-400159 (WS-18-0493)	An extension of time for wall height and increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. A minor subdivision map was approved pending off-site improvements and sign-off. Soil analysis has preliminary approval for the property and a structural study has been completed. Bonding and minor subdivision approval are pending off-site improvements and a drainage study has been approved. The applicant has made some progress, being a grading permit has been issued. Staff can support the extension of time, and recommends that this application along with ET-21-400159 (WS-18-0493) have the same time limit that was approved with ET-21-400092 (UC-0480-17).

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 21, 2023 to record.
- 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 re-approval by the utility companies is required

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLEASANT VIEW PARTNERS, LLC

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

DRAFT

11/17/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

COLTON AVENUE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:

WAIVER OF DEVELOPMENT STANDARDS for throat depth.

DESIGN REVIEWS for the following: 1) finished grade; 2) distribution center; and 3) alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

140-08-401-020

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a minimum throat depth (Colton Avenue) of 6.4 feet where 75 feet is the minimum throat depth allowed per Uniform Standard Drawing 222.1 (a 91.5% reduction).
- b. Allow a minimum throat depth (Lamb Boulevard) of 14.6 feet where 75 feet is the minimum throat depth allowed per Uniform Standard Drawing 222.1 (an 80.5% reduction).
- c. Allow a minimum throat depth (Lamb Boulevard) of 24.7 feet where 75 feet is the minimum throat depth allowed per Uniform Standard Drawing 222.1 (an 67% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 16 feet where 1.5 feet is the maximum allowed per 30.32.030 (a 967% increase).
2. Distribution center.
3. Alternative landscaping.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.9
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 238,516
- Parking Required/Provided: 182/236

Site Plan

The plan depicts a 12.9 acre site, that is rectangular in shape with a north to south orientation. Building 1 of 2 is located near the northerly boundary of the parcel and Building 2 of 2 is located toward the southern end of the parcel. Ingress/egress to the site is proposed by 1 driveway from Colton Avenue and 2 driveways on Lamb Boulevard. The southerly driveway on Lamb Boulevard will be a shared access with the property to the south. Parking is primarily provided on the east and west sides of the buildings. Loading bays are located on the north and south sides of Building 1 and on the north side of Building 2. Trash enclosures are located on the north and south perimeters of the site.

Landscaping

Landscaping is proposed in a 15 foot wide planter behind an attached sidewalk along Lamb Boulevard and in a minimum 21 foot wide planter behind an attached sidewalk on Colton Avenue. Both of these proposals are permitted alternatives along street frontages. Additional landscaping is provided in the parking areas and around the buildings.

Elevations

The plans depict a maximum height of 41 feet to the top of the parapet wall for Building 1 and a maximum height of 44 feet for Building 2. The height of the buildings vary slightly and have been designed to break-up the roofline and enhance the overall look of the buildings. The materials will consist of concrete tilt-up paneling with vertical banding, pop-outs, metal canopies, and will be painted with neutral colors. Portions of each building will include aluminum storefront doors and window systems. The loading spaces on the south side of Building 1 and the north side of Building 2 will face each other interior to the site. The loading spaces on the northside of Building 1 facing Colton Avenue are screened by an intense landscape buffer provided along the street.

Floor Plans

The plans depict an open floor plan with loading and receiving areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed distribution center is compatible with existing and planned uses in the surrounding area and should not create any negative impacts to surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0248-97	Reclassified from R-E to M-D zoning on the subject parcel as part of a larger request	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Design/Research Park	C-1 & R-T	Undeveloped & mobile home park
South	Industrial	M-D	Undeveloped
East	Industrial	M-D & M-1	Office/warehouse
West	Business Design/Research Park	M-D	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Reviews #2 & #3

The distribution center complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the distribution center is compatible with, and complementary to, the industrial buildings located to the east and west of the project site. The overhead, roll-up doors of the buildings are appropriately screened from the public right-of-way and adjacent developments. Parking lot landscaping, consisting of 24 inch box trees, is equitably distributed throughout the interior of the project site; therefore, staff can support these requests. Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the project site. The distribution center requires 208 trees for the street landscape and interior parking lot areas. Staff finds the proposed landscaping

will reduce the "heat island" effect, and improve the aesthetics of the project site and the surrounding area.

Public Works - Development Review

Waiver of Development Standards #1a & #1c

Staff can support the reduced throat depth for the southern driveway on Lamb Boulevard and for the driveway on Colton Avenue. The applicant has reduced the potential conflicts by providing extra landscape planters adjacent to the driveways to provide drivers more distance before they encounter any conflicting parking spaces.

Waiver of Development Standards #1b

Staff cannot support the reduced throat depth of the northern driveway on Lamb Boulevard since there will be conflicts with passenger vehicles and semi trucks making a variety of turning movements when entering and exiting the site.

Design Review #1

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

Staff Recommendation

Approval of waiver of development standards #1a and #1c, and the design reviews; denial of waiver of development standards #1b.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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; 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;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIP I-15 NORTH III, LLC

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

KAEMPFER

CROWELL

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September 13, 2021

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. GRAND CENTRAL BOULEVARD
1ST FLOOR
LAS VEGAS, NV 89106

WS-21-0574

**Re: *Revised Justification Letter – Design review and waivers of
development standards for a Distribution Center***
APN: 140-08-401-019

To Whom It May Concern:

This firm represents HIP I-15 North III, LLC (the "Applicant") in the above referenced matter. The proposed project is located on the southeast corner of N Lamb Boulevard and E Colton Avenue on approximately 12.72 acres (the "Property"). The property is more particularly described as Assessor's Parcel Number 140-08-401-020.

The subject parcel is zoned Designed Manufacturing (M-D) and is master planned Industrial (IND). A Distribution Center is a conditional use in M-D. The surrounding parcels are zoned M-D and M-1. The parcels to the north are C-1 and R-T.

Design Review:

The Applicant is requesting a design review for the Distribution Center. The warehouse will consist of 2 buildings. Building 1 will be on the corner of Lamb and Colton and will be 166,486 square feet. Building 2 will be towards the south of the property and will be 72,030 square feet. The total square footage for both buildings will be 238,516. The buildings will have truck dock doors located on the north and south of building 1 and on the north of building 2. There is one proposed ingress/egress point located on Colton Avenue. A second ingress/egress point will be located on Lamb Boulevard between building 1 and building 2. The buildings will be 41' to the top of the parapet on the tallest part of the buildings. The Applicant is providing 236 parking spaces where 182 spaces are required.

The Applicant is also requesting a Design Review to increase the finished grade and to provide alternative parking lot landscaping. To mitigate the existing topographic condition the finished grade will need to be increased a maximum of 16 feet to the south from the building to existing grade. As for the parking lot landscaping, the Applicant is requesting a reduced number

of landscape island fingers to keep site visibility open for the truck traffic. There will be ample perimeter landscaping and landscaping at the end of each parking row. Additionally, landscape fingers are provided approximately every 8 parking stalls.

Waivers of Development Standards:

The Applicant is requesting a waiver of the throat depth at all three driveways. The minimum throat depth required is 75'. Driveway A has a throat depth of 24.77'. Driveway B has a throat depth of 14.62'. Driveway C has a throat depth of 6.4'. The attached waiver exhibit shows the throat depth measured to the closest parking stall to demonstrate that backing movements will not hinder traffic to back up onto Lamb Boulevard and Colton Avenue.

The Applicant is also requesting a waiver of the required 15 foot perimeter landscaping with detached sidewalk pursuant to Clark County Code 30.64-17. The attached sidewalk is existing along Lamb and should carry over on Colton as attached sidewalk. The Applicant is proposing a minimum of 15 feet of landscaping behind the sidewalk on both Lamb and Colton to be consistent with what already exists in the area.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/lak

11/17/21 BCC AGENDA SHEET

VEHICLE MAINTENANCE/REPAIR/PAINT & BODY SHOP
(TITLE 30)

PECOS RD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0534-DIAMOND ALTO, LLC:

ZONE CHANGE to reclassify 2.2 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

USE PERMITS for the following: 1) vehicle paint/body shop; 2) reduce separation from a vehicle repair facility to a residential use; and 3) reduce the separation from a vehicle maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vehicle paint/body shop not accessory to vehicle sales; 2) reduce separation from a vehicle paint/body shop to a residential use; 3) reduce setbacks; 4) reduce parking lot landscaping; and 5) alternative driveway geometrics.

DESIGN REVIEW for office/warehouse buildings.

Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action)

RELATED INFORMATION:

APN:

140-18-203-006

USE PERMITS:

1. Vehicle paint/body shop.
2. Reduce the separation of a vehicle repair facility to a residential use to 56 feet where 200 feet is the minimum per Table 30.44-1 (a 72% reduction).
3. Reduce the separation of a vehicle maintenance facility to a residential use to 56 feet where 200 feet is the minimum per Table 30.44-1 (a 72% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow vehicle paint/body shop not accessory to vehicle sales where required per Table 30.44-1.
2. Reduce the separation of a vehicle paint/body shop to a residential use to 56 feet where 200 feet is the minimum per Table 30.44-1 (a 72% reduction).
3. Reduce the front setback to 16 feet where 20 feet is the minimum per Table 30.40-5 (a 20% reduction).
4. Reduce parking lot landscape fingers where parking lot landscape fingers are required at the ends of all parking rows per Figure 30.64-14.

5. a. Reduce the departure distance for the Pecos Road driveway to 44 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 77% reduction).
- b. Reduce the departure distance for the Alto Avenue driveway to 76 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2808 N. Pecos Road
- Site Acreage: 2.2
- Project Type: Office/warehouse buildings with vehicle paint/body shop, repair, and maintenance
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,330
- Parking Required/Provided: 96/96

Overview

A similar application (ZC-19-0313) for a vehicle paint/body shop, repair, and maintenance was submitted in 2019; however, that application was held indefinitely and then it expired. This application is a similar request with minor changes to the site layout and driveway entrances. Since the site is abutting property within the City of North Las Vegas across Pecos Road to the west, the project is a Project of Regional Significance.

Site Plans

The plans depict 3 office/warehouse buildings along the southern portion of the site. The western 2 buildings are both set back 18 feet from the south property line and 73 feet from the north property line. The westernmost building is also set back 64 feet from the western property line along Pecos Road. Along the east side of the site, the easternmost building is set back 16 feet from the south property line along Alto Avenue, 56 feet from the north property line, which is adjacent to the residential development, and 60 feet from the eastern property line along Clifford Street.

Access to the site is provided by a driveway on Pecos Road and a driveway on Alto Avenue. A waiver of development standards is necessary to reduce the departure distance for both driveways. Parking spaces are located on the north side of the site and on the east and west sides of the buildings. Trash enclosures are located on the north sides of the buildings, and the trash enclosures are all set back at least 50 feet from the residential development to the north.

Landscaping

The plans depict a 16 foot to 18 foot wide landscape area adjacent to an existing attached sidewalk along Alto Avenue, a 15 foot wide landscape area adjacent to an existing attached

sidewalk along Pecos Road, and a 6 foot wide landscape area adjacent to a proposed attached sidewalk along Clifford Street. There is a 9 foot wide landscape area with a 10 foot high wall (8 foot wall with 2 feet of wrought iron) along the northern property line adjacent to existing residential use with a double row of trees. Interior parking lot trees are distributed throughout the site. Parking lot landscaping mostly complies with Figure 30.64-14; however, some parking rows between the buildings and on the north sides of the buildings do not have landscape fingers at the ends of each row of parking spaces.

Elevations

The buildings are single story, 26 foot high with parapet walls around the roofline. The facade of the buildings includes CMU split-faced block, metal awnings, aluminum storefront windows and doors, and roll-up doors on the east and west sides of the buildings.

Floor Plans

There are 3 buildings with a total area of 17,330. Two of the buildings are divided into 2 tenant spaces, which create a total of 5 tenant spaces on the site. Each tenant space consists of an office area, restroom, and warehouse area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning conforms to the Sunrise Manor Land Use Plan. Although the properties to the north are developed for residential uses, they are designated Business and Design/Research Park in the Sunrise Manor Land Use Plan. The requested zoning, use permits, waivers of development standards, and design review are appropriate because the request is compatible with the land use designation, the AE-65 and AE-70 overlay, and the proposed development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0313	Reclassified the site to M-D zoning for vehicle maintenance, repair, and paint & body shop - expired	N/A	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & R-3	Single family residential & multiple family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Business and Design/Research Park	R-1	Single family residential
West	City of North Las Vegas	City of North Las Vegas	Broad Acres Swap Meet

Clark County Public Response Office (CCPRO)

No current violations on the site; however, there were numerous previous cases regarding trash, debris, illegal dumping, and vagrant camps.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This conforming zone boundary request conforms to the Sunrise Manor Land Use Plan, which designates this site as Business and Design/Research Park. A commercial development is located across Pecos Road to the west; however, residential zoning surrounds the site on the north, east, and south. Therefore, although M-D zoning conforms with the planned land use designation and staff can support the zoning, any development on the site would need to be compatible with the surrounding single family residences.

Use Permits

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

The uses requested with this application are generally some of the more intense uses allowed in an M-D zone. Vehicle paint and body shop is a discretionary use in the M-D zone, and vehicle maintenance and repair both require a minimum separation from residential developments. The discretionary review and separation requirements are intended to review the use and help mitigate potential negative impacts on adjacent residences such as aesthetics, noise, odor, and traffic. Staff finds that these requested uses are too intense for this site, which is mostly surrounded by residential developments. These uses could generate substantial and undue adverse effects on the surrounding residential properties. As a result, staff cannot support the use permits.

Waivers of Development Standards

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

Waiver of Development Standards #1

Vehicle paint/body shops are only allowed as an accessory use to vehicle sales in an M-D zone. This requirement recognizes that standalone vehicle paint/body shops can create substantial noise and odor impacts, and those impacts are reduced if the primary use of the site is vehicle

sales and the paint/body shop is only intended as an accessory use. Since this site is mostly surrounded by residential developments, staff cannot support a vehicle paint/body shop that is not accessory to vehicle sales. This will help prevent negative impacts to the existing residential developments.

Waiver of Development Standards #2

Although the reduced separation from vehicle paint/body shop to residential uses to the north will be partially mitigated by the 10 foot high wall along the property line and an intense landscape buffer, sound and odors could still negatively impact the existing residents. Also, the easternmost office/warehouse building includes overhead roll-up doors that face east towards single family residents across Clifford Street. Although, the minimum separation to the residential properties to the south is not required since Alto Avenue is a collector street, the vehicle paint/body shop could also negatively impact the existing residents on the south side of Alto Avenue. The site is surrounded by residential developments to the north, east, and south, and as a result, staff cannot support this waiver of development standards.

Waiver of Development Standards #3

Minimum street setbacks are necessary to create continuity along the streetscape and maintain visual aesthetics. The site is designed with large austere walls and blank building facades and reducing the front setback will amplify the visual bulk of the development, which is not harmonious with the surrounding residence. As a result, staff cannot support the reduced front setback.

Waiver of Development Standards #4

Most of the parking lot landscaping meets the minimum standards. However, the layout of the parking lot includes smaller rows of parking spaces without landscape fingers at the ends of the rows. Parking lot landscape fingers are necessary to define the boundary of parking spaces and to create an opportunity for trees to shade the parking spaces. Given the automotive nature of the proposed businesses, vehicles could be haphazardly stored in the parking lot. The parking lot landscape fingers will limit the area from being used for vehicle storage. Also, trees help lower the urban heat island effect, which is especially prevalent in parking areas. Therefore, staff cannot support the request.

Design Review

Staff finds that the proposed office/warehouse buildings are not compatible with existing uses in the surrounding area, and the design conflicts with Urban Specific Policy 99 of the Comprehensive Master Plan. Urban Specific Policy 99 encourages Business Design/Research Park developments that are complementary with abutting uses through site planning and building design. Here, the plans are decreasing the separation for intense vehicle uses to the surrounding residential developments. Also, the reduced front setback and reduced parking lot landscaping will further amplify the potential negative impacts. The visual bulk and lack of articulation on the buildings is out of character with the residential area. Lastly, the perimeter wall and buildings will create a blank façade that could encourage graffiti. Staff cannot support the design review; however, if this application is approved, staff recommends a condition to apply a graffiti resistant coating to the perimeter walls.

Public Works - Development Review

Waiver of Development Standards #5a

Staff cannot support the request to reduce the distance from the intersection to the driveway on Pecos Road. Pecos Road is an arterial street with a high volume of traffic and therefore, it is important for public safety that any driveway comply with standards, and where compliance is not possible due to the dimensions of the lot, alternate driveway locations be considered.

Waiver of Development Standards #5b

Staff cannot support the reduction in the distance from the intersection to the commercial driveway on Alto Avenue since the frontage of the site will allow the driveway to comply with the minimum standard per Uniform Standard Drawing 222.1.

Staff Recommendation

Approval of the zone change; denial of the use permits, waivers of development standards, and design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Apply and maintain a graffiti resistant clear coating to the perimeter walls and building facades that face Pecos Road, Alto Avenue, and Clifford Street;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Clifford Street.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0378-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DIAMOND ALTO

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD., SUITE 110, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-21-0534</u> DATE FILED: <u>9/23/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>10/28/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/17/21</u> FEE: <u>\$2,425.00</u>
	PROPERTY OWNER NAME: <u>DIAMOND ALTO LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 734 - 9393</u> CELL: <u>(702) - 236 - 1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
	APPLICANT NAME: <u>DIAMOND ALTO LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 734 - 9393</u> CELL: <u>(702) - 236 - 1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
CORRESPONDENT NAME: <u>RICHARD GALLEGOS DC PETERSEN CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) - 524 - 0054</u> CELL: <u>(702) - 524 - 0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 140 - 18 - 203 - 006
 PROPERTY ADDRESS and/or CROSS STREETS: 2808 N. PECOS RD.
 PROJECT DESCRIPTION: conforming zone change on 2.14 acres with 5 CMU automotive repair buildings

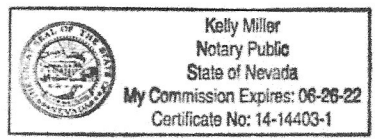
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)* DARREN C. PETERSEN

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Feb. 12, 2021 (DATE)
 By Darren C Petersen
 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.

DC PETERSEN, LLC
5052 S. Jones Blvd, Suite 110., las vegas, nv 89118

February 12, 2021 *Revised March 17, 2021 *Revised July 12, 2021

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Jared Tasko -Principal Planner

RE: **DIAMOND ALTO AUTOMOTIVE PARK**
APN- 140-18-203-006 - 2808 N. PECOS ROAD
CONFORMING ZONE CHANGE, DESIGN REVIEW, USE PERMITS &
WAIVER OF DEVELOPMENT STANDARDS
JUSTIFICATION LETTER

20-21-0539

Dear Jared,

We respectfully request favorable consideration for the above referenced project application for a Conforming Zone Change, Design Review, Use Permits and Waiver of Development Standards. The Land Use Plan has a designation of BDRP for this site. The adjacent developed property to the North has 4 parcels zoned R-3 and one parcel zoned R-E. These parcels all have BDRP Land Use designation and are in the AE70. noise level designation. The parcels across Clifford Street to the East are within a R-1 zoning district and also have a planned Land Use designation of BDRP with an AE70 noise level designation.

The properties across Alto to the Southeast are developed and are in an R-1 zoning district. These parcels are also designated with the BDRP planned Land Use designation and are in AE65/70 noise levels designation. The parcels directly across Alto to the South are developed and have a planned Land Use designation of RS. These parcels are designated as being in the AE65 noise level and are in a R-1 zoning district. Directly across Pecos to the west is a C-3 zoned property in the City of North Las Vegas jurisdiction and is used as the Broad Acres Swap Meet. This parcel has a AE65 noise level designation. To the Southwest across Pecos is a R-1 zoned development with AE65 noise level designation.

Design Review is for 5 single story 26 foot high decorative split face CMU office/warehouse buildings approximately 3500 square feet each. Parking has been provided for automotive uses at 5.5 per 1000. Landscaping has been increased in density and size. The South and East and North boundaries. shall have an 8 foot high decorative CMU wall with 2' of steel railing above for security.

Waiver of Development Standards # 1 is to allow the separation distance of 73 feet for Buildings 1, 2, 3 & 4 and 56 feet for Building 5 where 200 feet is required for a vehicle/automobile paint and body shop from a residential use. Additional landscaping has been provided to buffer the residential uses to the north, in addition, all roll-up doors are facing either east or west so there is no opening visible from the residential uses to the north or south.

Waiver of Development Standards # 2 is to allow an 16'-4" foot building setback for building 5 and an 18 foot setback for Buildings 1, 2, 3 & 4 where 20 feet is required. Due to the irregular shape of the lot and exceptional narrowness a reduction is appropriate and necessary to effectively use the land. The trees have been increase from 24 inch box to 30 inch box along Alto and Clifford as a compensating benefit. All overhead doors face inward to the site and the setback will not have an impact to any of the neighboring properties to the south.

Waiver of Development Standards #3 is to waive landscape fingers at parking row ends. There are 20 spaces along the front of buildings 1, 2 and 3, 4 with 5 landscape fingers with the required trees and shrubs, however, the access drives to the side yards of the buildings interrupt the appropriate finger spacing per figure 30.64-14. There is one finger per 6 stalls along the front, just not at the parking row ends. The other 4 locations are at the parking stalls in the screened side yards of buildings 1, 2 and 3, 4. We have decreased the spacing of trees along Alto in order to add more trees along with increasing the size of the trees.

Waiver of Development Standards #4 is to allow a departure distance of 76 feet where 190 feet is required for the Alto driveway. This location puts the driveway opposite San Vincente Street which we believe is a safer condition due to little volume of traffic on Clifford..

Waiver of Development Standards #5 is to allow a departure distance of 44 feet where 190 feet is required for the Pecos Road exit only driveway.

Use Permit # 1 is to allow a Vehicle Paint and Body Shop.

Use Permit # 2 is to allow a Vehicle Repair Shop separation of 56 feet for Building 5 and a separation of 73 feet for buildings 1, 2, 3 & 4 where 200 feet is required.

Use Permit # 3 is to allow a Vehicle Maintenance Shop separation of 56 feet for building 5 and a separation of 73 feet for buildings 1, 2, 3 & 4 where 200 feet is required.

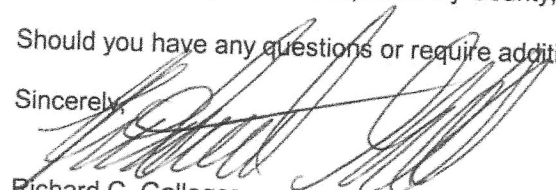
Use Permit #4 is to allow a Project of Regional Significance, due to the proximity of the City of North Las Vegas within 500 feet of the property. The centerline of Pecos Road is the common boundary of jurisdictions.

The proposed Zone Change is from R-E to M-D in an AE65 zone on 2.2 acres and conforms to the BDRP Land Use, the Design Review, Waiver of Development Standards and Use Permits are appropriate based on the following findings of facts;

1. The proposal is generally consistent with the Sunrise Manor Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern.
6. The proposal including but not limited to the intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious:, and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702-524-0054.

Sincerely,



Richard C. Gallegos
Project Director