



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 29, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcountynv.gov.

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

Secretary: Secretary Jill Leiva, 702-334-6892, jillniko@hotmail.com

County Liaison(s): Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov Kelly Benavidez kdb@ClarkCountyNV.gov

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

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 1, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for October 29, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)

1. Applications are being accepted until November 12, 2020 5pm for the next TAB 2 year term.

VI. Planning and Zoning

11/03/20 PC

1. **NZC-20-0354-ISU, INC:**

ZONE CHANGE to reclassify 0.8 acres from R-3 (Multiple Family Residential) Zone to C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative elevations; **2)** reduced parking; and **3)** eliminate loading zone.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** commercial development. Generally located on the south side of Lake Mead Boulevard, the north side of Meikle Lane, 130 feet west of Linn Lane within Sunrise Manor (description on file). TS/jt/xx (For possible action) **11/03/20 PC**

11/04/20 BCC

2. **WS-20-0406-ALL AMERICAN CAPITAL CORP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce rear setback; **2)** reduce interior side setback; **3)** increase wall height; **4)** reduce gate setback; **5)** reduce throat depth; and **6)** reduce driveway width.

DESIGN REVIEWS for the following: **1)** increased finished grade; **2)** recreational vehicle, watercraft, and vehicle storage complex; and **3)** signage on 2.3 acres in an M-1 (Light Manufacturing) (AE-65, AE-70, & APZ-2) Zone. Generally located on the north side of Carey Avenue, approximately 480 feet east of Abels Lane within Sunrise Manor. MK/Jor/jd (For possible action) **11/04/20 BCC**

11/18/20 BCC

3. **DR-20-0422-RA SOUTHEAST LAND COMPANY, LLC:**

DESIGN REVIEW for increased finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/sd/jd (For possible action) **11/18/20 BCC**

VII. General Business:

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

IX. Next Meeting Date: November 12, 2020.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Sunrise Manor Town Advisory Board

October 1, 2020

MINUTES

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

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

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of September 10, 2020 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for October 1, 2020

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items:

Applications are being accepted until November 12, 2020 at 5pm for the next TAB 2 year term.

VI. Planning & Zoning

10/20/20 PC

1. **UC-20-0378-KNIGHT, SHAWN A.:**

USE PERMITS for the following: 1) allow agriculture-livestock, small (chickens) on a residential property not located with Community District 5; and 2) reduce the minimum square foot lot size requirement. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the rear setback; and 2) reduce the accessory structure building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Jackie Drive and the west side of Trish Lane within Sunrise Manor. TS/jor/jd (For possible action)

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 4-0

10/21/20 BCC

2. **WS-20-0373-A & J RENTALS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow single family development to access a collector street; and 2) allow modified driveway standards.

DESIGN REVIEWS for the following: 1) increased finished grade; and 2) single family residential development on 1.6 acres in an R-E (Rural Estates Residential) Zone. Generally located 360 feet south of Bonanza Road on the west side of Fogg Street within Sunrise Manor. TS/bb/jd (For possible action)

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0

VII. General Business: The Board nominated and appointed Ms. Malone as the CDAC Representative And nominated and appointed Ms. Castro as the alternate.

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be October 15, 2020

X. Adjournment

The meeting was adjourned at 7:10 p.m.

COMMERCIAL DEVELOPMENT
(TITLE 30)

LAKE MEAD BLVD/LINN LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0354-ISU, INC:

ZONE CHANGE to reclassify 0.8 acres from R-3 (Multiple Family Residential) Zone to C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative elevations; 2) reduced parking; and 3) eliminate loading zone.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping, and 2) commercial development.

Generally located on the south side of Lake Mead Boulevard, the north side of Meikle Lane, 130 feet west of Linn Lane within Sunrise Manor (description on file). TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

140-21-702-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow the side and rear faces and roof coverings of the building to be different from the front façade of the building when adjacent to residential development where not allowed per Table 30.56-2.
2. Reduce parking to 34 spaces where 44 spaces are required per Table 30.60-1 (a 23% reduction).
3. Eliminate a loading zone where 1 loading zone is required per Table 30.60-6 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 18

- Square Feet: 11,000
- Parking Required/Provided: 44/34

Neighborhood Meeting Summary

The required neighborhood meeting notices were mailed out to a 1,500 foot radius from the subject site. A virtual neighborhood meeting was held on June 19, 2020 at 6:30 p.m., and no neighbors attended the virtual meeting.

Site Plan

The site plan depicts a proposed 11,000 square foot commercial building in an L shape along the east side of the site. Setbacks include 20 feet to the north property line along Lake Mead Boulevard; 10 feet to the east property line, which is adjacent to several multiple family residential buildings; 20 feet to the south property line along Meikle Lane; and 55 feet to the west property line, which is adjacent to a multiple family residential building and a vacant lot.

Access to the site is provided by a driveway entrance from Lake Mead Boulevard; however, a crash gate is provided from the parking lot to Meikle Lane on the south side of the site. Parking spaces are located on the west side of the site, in front of the proposed commercial building. A trash enclosure is located near the center of the site, set back more than 50 feet from both the residential developments to the east and west of the site.

Landscaping

A 20 foot wide landscape area is provided behind an existing attached sidewalk along Lake Mead Boulevard. A 10 foot wide intense landscape buffer per Figure 30.64-12 is provided along the east property line, which allows the building to be set back the zoning district minimum distance. Along the south property line, a new attached sidewalk will be installed and a 20 foot wide landscape buffer is proposed behind the sidewalk. In addition, a 6 foot high decorative block wall is shown within the 20 foot wide landscape area, at a distance of 10 feet behind the sidewalk. A 6 foot wide landscape area is provided along the western property line. Interior to the site, 6 foot wide landscape fingers are provided within the parking lot. A design review for alternative parking lot landscaping is required since a landscape finger is not provided at the end of 1 row of parking spaces. However, the site includes additional trees located in the perimeter landscape areas.

Elevations

The proposed building is constructed of decorative concrete block, and the building will include storefront windows and a built-up overhang over the storefronts facing west. Overall height is 18 feet. A waiver of development standards is necessary since the north, south, and east sides of the building consist of only decorative concrete block with no architectural enhancements. Since the site is adjacent to existing residential development, all sides of the building are required to have architectural features similar to the front of the building to improve the visual aesthetics.

Floor Plans

The floor plan includes 8 separate suites for future tenants. The suites include open areas and restrooms; however, 1 suite includes a kitchen and dining area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the planned use for the site is professional offices. The medical and office uses should not require the standard number of parking spaces; therefore, the reduced number of parking spaces are appropriate. The waiver of development standards to allow side and rear elevations different from the front elevation is justified since the building will still have an attractive appearance. A loading zone is not necessary, and lastly, the design review for alternative parking lot landscaping will not create any negative impacts since additional trees are located throughout the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0730-06	Reclassified the site to R-3 zoning for future residential development	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 du/ac to 18 du/ac)	R-4 & R-2	Multiple family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Residential Urban Center (from 18 du/ac to 32 du/ac)	R-4	Multiple family residential
West	Residential High (from 8 du/ac to 18 du/ac)	R-3	Multiple family residential & undeveloped

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.*

According to the applicant, increases in traffic along Lake Mead Boulevard since the most recent adoption of the Sunrise Manor Land Use Plan make the proposed commercial use of the property more appropriate than residential.

The Sunrise Manor Land Use Plan was most recently updated in February 2018. Since that time, there have been no significant changes to warrant a zone change that does not comply with the planned land uses for the site. For example, the northern half of the site is planned for Residential High uses, which matches the planned land use for the multiple family residential development to the west. In addition, the southern half of the site is planned for Residential Urban Center uses, which matches the planned land use for the multiple family residential development to the east. Lastly, the Residential Urban Center uses would be more compatible with the Residential Neighborhood Preservation uses planned and existing to the south, across Meikle Lane. As a result, staff believes there has been no change in laws, policies, or trends after the adoption of the land use plan that makes the proposed nonconforming zone boundary amendment appropriate.

- 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.*

Parcels fronting Lake Mead Boulevard in this area include a mix of residential and commercial zoned properties. As a result, the applicant indicates that the C-1 zoning is appropriate since C-1 and C-2 zoning are located to the east and west of the site, beyond the immediately adjacent residential zoning districts.

Although parcels along Lake Mead Boulevard contain a mix of residential and commercial zoning, the proposed C-1 zoning adjacent to developed and undeveloped R-3 zoning on the west, developed R-4 zoning to the east, and developed R-E zoning to the south, across Meikle Lane, may not be appropriate. The intensity of uses allowed in a C-1 zone could create negative noise, traffic, and visual issues for the surrounding residential properties. Therefore, staff believes the intensity of uses allowed in a C-1 zone is not compatible with the existing and planned land uses in the surrounding area.

- 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.*

The applicant indicates that the commercial zoning will create a smaller impact on public facilities and schools than the existing zoning and planned land uses that would allow multiple family residential development.

Based on the feedback from utility purveyors for this application, C-1 zoning will not create a substantial adverse effect on public facilities and services.

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

According to the applicant, the proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.

However, Goal 9 of the Comprehensive Master Plan encourages opportunities for commercial development integrated at appropriate locations throughout the community. Based on the surrounding residential existing and planned uses, the proposed C-1 zoning is not appropriate at this location. Also, Urban Specific Policy 4 encourages vacant lots within existing residential neighborhoods to develop at similar densities as the existing area. Lastly, Policy 8 discourages nonconforming zone changes.

Summary

Zone Change

Based on the information above, staff believes that the project does not support the 4 criteria for compelling justification for a nonconforming zone change. There has been no change in laws, policies, or trends after the adoption of the land use plan that makes the proposed nonconforming zone boundary amendment appropriate. In addition, the intensity of the commercial zoning is not harmonious with the adjacent residential development. Although the C-1 zoning will not create a significant impact on public facilities and services in the area, the zoning does not comply with goals and policies in the Comprehensive Master Plan. Therefore, staff cannot support the nonconforming zone boundary amendment.

Waivers of Development Standards & Design Reviews

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

The proposed design of the building includes stark walls without any articulation or visual relief. As a result, the aesthetics of the building will not complement the area and could create negative visual impacts for the surrounding residents. Although reduced parking, eliminating a loading zone, and alternative parking lot landscaping may be appropriate at this location that will cater to pedestrians as well as vehicles, the overall design of the building is not appropriate. Lastly, since staff cannot support the zoning, staff also cannot support the waivers of development standards and the design reviews.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2020 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

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 on Meikle Lane;
- Nevada Department of Transportation approval.

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 #0147-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES SMITH

CONTACT: JAMES SMITH, CSA ENGINEERING, 3168 EL CEDRO CIRCLE, LAS VEGAS, NV 89121

11 ZC-20-0354



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 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 DATE FILED: <u>8/17/20</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$2,589⁰⁰</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>NZC-20-0354</u> TAB/CAC: <u>SURIBE GANDR</u> TAB/CAC MTG DATE: <u>10-15-20</u> TIME: <u>6:30</u> PC MEETING DATE: <u>11-3</u> TIME: <u>7am</u> BCC MEETING DATE: <u>12-2</u> TIME: <u>9am</u> ZONE / AE / RNP: <u>R-3 → C-1</u> PLANNED LAND USE: <u>SMRH + RJC</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER NAME: <u>ISU INC Chuka Humphreys, President</u> ADDRESS: <u>7310 Real Quiet Drive</u> CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89131</u> TELEPHONE: <u>702-280-8520</u> CELL: <u>702-280-8520</u> E-MAIL: <u>ejiofor@msn.com</u>	
	APPLICANT NAME: <u>James C Smith</u> ADDRESS: <u>3168 El Cedro Cir.</u> CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89121</u> TELEPHONE: <u>702-583-9185</u> CELL: <u>702-583-9185</u> E-MAIL: <u>csaeng@live.com</u> REF CONTACT ID #: <u>-</u>	
CORRESPONDENT NAME: <u>James C Smith</u> ADDRESS: <u>3168 El Cedro Cir.</u> CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89121</u> TELEPHONE: <u>702-583-9185</u> CELL: <u>702-583-9185</u> E-MAIL: <u>csaeng@live.com</u> REF CONTACT ID #: <u>-</u>		

ASSESSOR'S PARCEL NUMBER(S): 140-21-702-003
 PROPERTY ADDRESS and/or CROSS STREETS: E. Lake Mead and Linn Street
 PROJECT DESCRIPTION: rezone property to accomadate an office professional use WITH C1 ZONING

(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.

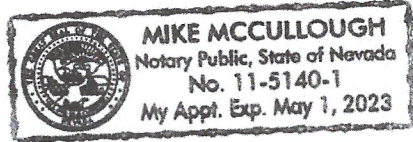
[Signature]
 Property Owner (Signature)*

ISU INC - Chuka Humphreys, President
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 1, 2019 (DATE)
Chuka Humphreys

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.

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

July 12, 2020

N2C-20-0354

RE: Project Description
for a Non-Conforming zone change
on APN # 140-34-410-16 & 017
East Lake Mead Boulevard
Clark County, Nevada

Clark County Comprehensive Planning,

The Project

Rezoning is being requested to a 0.78 acre land tract on the south side of E. Lake Mead Boulevard located about 150 feet west of Linn Lane. The property is bounded on the south by Meikle Lane.

Currently, the property is currently zoned R3 (Multi Family Residential) and the north one half of the property planned Land Use is RH (Residential High) and the south one half of the property planned land use is RUC (Residential Urban Center). Adjacent properties to the east are developed and zoned R4 (Multi Family Residential - High density). Adjacent properties to the west are developed and zoned R3 (Multi Family Residential).

The proposed use of the property is for professional offices. The planned building is 11,000 square feet and located along the east side of the property. There will be one access driveway to the property via E. Lake Mead Blvd. that will be in conformance with NDOT and County standards. An additional controlled access to Meikle Lane is planned having a crash gate for the fire department use only.

The planned site will have thirty-four (34) parking spaces. The required spaces per Title 30 is 44 spaces. A Waiver of Development Standards is being requested for a reduction of 10 parking spaces. The building will be used for medical and related professions and should not require a standard number of parking spaces.

The existing residential architectural features substantially vary along the east and west of the site boundaries. On the west is a two story stucco building. On the east are several older one story buildings with varying architectural features.

RV & WATERCRAFT STORAGE
(TITLE 30)

CAREY AVE/ABELS LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0406-ALL AMERICAN CAPITAL CORP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) reduce interior side setback; 3) increase wall height; 4) reduce gate setback; 5) reduce throat depth; and 6) reduce driveway width.

DESIGN REVIEWS for the following: 1) increased finished grade; 2) recreational vehicle, watercraft, and vehicle storage complex; and 3) signage on 2.3 acres in an M-1 (Light Manufacturing) (AE-65, AE-70, & APZ-2) Zone.

Generally located on the north side of Carey Avenue, approximately 480 feet east of Abels Lane within Sunrise Manor. MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-403-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback to 10 feet where 20 feet is required per Table 30.40-5 (a 50% decrease).
2. Reduce the interior side setback to 10 feet where 20 feet is required per Table 30.40-5 (a 50% decrease).
3. Increase the wall height to 11 feet (3 foot retaining/8 foot screening) where 9 feet (3 foot retaining/6 foot screening) is the maximum allowed per Section 30.64.050 (a 22% increase).
4. Reduce the entry gate setback to 20 feet where 50 feet is required per Section 30.64.020(7) (a 60% decrease).
5. Reduce the throat depth of the proposed driveway along Carey Avenue to zero feet where 25 feet is required per the Clark County Uniform Standard Drawing 222.1 a (100% decrease).
6. Reduce the driveway width to 32 feet where 36 feet is required per the Clark County Uniform Standard Drawing 222.1 (an 11% decrease).

DESIGN REVIEWS:

1. Increase the finished grade up to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).
2. Recreational vehicle, watercraft, and vehicle storage complex.
3. Signage.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4580 E. Carey Avenue
- Site Acreage: 2.3
- Project Type: Recreational vehicle, watercraft, and vehicle storage complex
- Number of Stories: 1
- Building Height (feet): 21 (maximum)
- Square Feet: 20,314 (Building 1 with manager's office & common areas)/23,149 (Building 2)/7,774 (Building 3)
- Parking Required/Provided: 5/5

Site Plan

The site plan depicts a proposed recreational vehicle, watercraft, and vehicle storage complex on the north side of Carey Avenue, approximately 480 feet east of Abels Lane. The rectangular shaped parcel is 2.3 acres with access from 1 proposed commercial driveway along the south property line (adjacent to Carey Avenue). Parking spaces are located to the immediate east of the entrance, south of Building 1.

Building 1 is adjacent to the east property line, oriented north to south and is set back 10 feet from the east property line, 77 feet from the south property line (Carey Avenue), 103 feet from the west property line, and 115 feet from the north property line.

Building 2 is adjacent to the west property line with a zero foot setback (due to the M-1 zoned parcel to the west), and is also oriented north to south. Building 2 is set back 20 feet from the south property line (Carey Avenue), 114 feet from the east property line, and 118 feet from the north property line.

Building 3 is located at the rear of the subject parcel, adjacent to the north property line. Building 3 is oriented east to west and is set back 10 feet from the north property line, 10 feet from the east property line, zero feet from the west property line (due to the M-1 zoned parcel to the west), and 545 feet from the south property line (Carey Avenue).

The site plan also depicts a 36 foot wide fire lane that is centrally located between Building 1 and Building 2, which runs from south to north and connects to an additional 36 foot wide fire line which runs east to west parallel to Building 3. Pedestrian walkways are located adjacent to each building and a trash enclosure is located inside the northern end of Building 2. The site plan also depicts a proposed rolling entry gate with a Knox box adjacent to the commercial driveway along the south property line. The gate is open during business hours, but customers have 24 hour access to the site. The manager's office and restrooms are located on the southern end of Building 1, on the southeast corner of the site adjacent to the parking spaces. Lastly, the proposed increase finished grade is located primarily along the north and east property lines adjacent to the R-T zoned parcel.

Landscaping

There is an existing 5 foot wide attached sidewalk adjacent to the south property line of the subject parcel. The landscape plan depicts a 15 foot wide landscape strip along Carey Avenue which consists of 24 inch box trees (Holly Oak) and a variety of 5 gallon shrubs and groundcover. The plan also shows an intense landscape buffer (per Figure 30.64-12) along the east and north property lines. This landscape buffer includes 2 rows of 24 inch box trees to be planted in an off-set pattern with trees spaced every 20 feet. Five gallon shrubs and rock mulch will also be installed within the intense landscape buffer.

Elevations

Per the elevation plans, Building 1 has an overall height of 21 feet. The exterior materials include horizontal copper colored metal paneling and dark grey (lead) colored vertical corrugated metal paneling. The roll-up bay doors for each storage unit match the exterior walls, and bollards are adjacent to each bay door. Building 2 also has an overall height of 21 feet. The exterior materials include CMU block walls, and the same copper and dark gray metal paneling as Building 1. As for Building 3, the design mimics Building 1 but is smaller in overall area. Building 3 has an overall area of 7,774 square feet with an overall height of 21 feet.

Floor Plans

Building 1 has an overall area of 20,314 square feet which includes the following areas: manager's office, restrooms, common areas, mechanical room, vehicle storage room, and 20 recreational vehicle/watercraft storage rooms.

Building 2 has an overall area of 23,149 square feet which includes the following areas: 1 interior trash enclosure, mechanical room, vehicle storage, and 23 recreational vehicle/watercraft storage rooms.

Building 3 has an overall area of 7,774 square feet which includes a mechanical room and 9 recreational vehicle/watercraft storage room.

Signage

The submitted sign plan depicts 1 freestanding sign and 2 wall signs.

The proposed freestanding sign has an overall height of 28 feet, and a proposed sign area of 100 square feet. Furthermore, the plan shows that the freestanding sign is set back 10 feet from the right-of-way.

Wall sign #1 has an overall area of 46 square feet and is a rectangular shaped sign located on the south facing elevation of Building 1. Wall sign #1 can be seen from the parking area, adjacent to Carey Avenue.

Wall sign #2 has an overall area of 12 square feet. This sign consists of 1 inch extruded aluminum letters that will be vertically installed on the south facing elevation of Building 1 adjacent to wall sign #1.

Applicant's Justification

Per the justification letter, the setback reduction waiver requests are justified because the project design properly buffers the R-T zoned property to the north and east with a 10 foot wide intense landscape buffer and a block wall. Currently, there are existing block walls around the perimeter of the site which were constructed over 35 years ago, and are deteriorating. The applicant is also requesting to increase the wall height to 11 feet (3 foot retaining/8 foot screening). Furthermore, the existing wall was not correctly place on the property line. Per the applicant, the proposed wall will better define the property lines, and provide privacy and security.

The applicant is also requesting to reduce the entry gate setback. Per the applicant, customers have 2 ways of opening the vehicular entry gate, the first being via a personal customer transponder, or via a cellphone application that corresponds to facial recognition software. Both methods allow for immediate entry into the establishment. An e-mail provided by the Clark County Fire Department depicts that the site does not require an AVI (Automatic Vehicle Identification) system for the gate; therefore, the applicant is proposing to install the entry gate adjacent to the driveway (set back at 20 feet). Since this is a unique establishment, traffic is anticipated to be minimal. The last waiver of development standards request is related to the reduction of the driveway throat depth. The proposed driveway and throat depth reduction will not impact the gate since the gate is 20 feet away and should not create any stacking or queuing issues on Carey Avenue. The proposed establishment should generate low traffic impacts, because the customers will only utilize the establishment periodically for storage purposes. The design review requests are for increase in finished grade due to the flat topography and the need for in-fill to alleviate drainage from north to south. The second and third design reviews relate to the overall design and development of the establishment and the proposed signage.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-200-92 (ET-0072-04)	Fifth extension of time - until April 7, 2006 to comply with Clark County Air Quality regulations – no longer in business, site demolished in 2019 - expired	Approved by PC	April 2004
VC-200-92 (ET-0080-99)	Fourth extension of time and 5 years to review	Approved by PC	April 1999
VC-200-92	Third extension of time and 3 years to review	Approved by PC	April 1996
VC-200-92	Second extension of time and 2 years to review	Approved by PC	June 1994
VC-200-92	First extension of time to commence construction and 1 year to review	Approved by PC	May 1993

Application Number	Request	Action	Date
VC-200-92	Established a construction vehicle, equipment, and materials storage facility with a 600 square foot shop building and carports, allowed no paving for on-site driveways and parking areas, waived the 6 foot wide landscaping strip along the street frontage, allowed a 6 foot high block wall to be set back 8 feet from the property line	Approved by PC	April 1992
ZC-162-80	Reclassified the site from M-D & R-E zoning to M-1 zoning for a proposed office/warehouse with outside storage	Approved by BCC	November 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	R-T	Manufactured home park
South	Business and Design/Research Park (up to 5 du/ac)	R-1 & M-D	Single family residential & outside storage
West	Business and Design/Research Park	M-1	Towing company

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff does not typically support reduced building setbacks from a commercial establishment adjacent to a residential use. The applicant is proposing a 10 foot wide intense landscape buffer which includes 2 off-set rows of 24 inch box trees, 5 different varieties of shrubs, and matching groundcover. The site plan also shows that there will be no vehicular or pedestrian traffic behind the buildings, and only the rear of the buildings along the north and east property lines face the R-T zoned property. The cross sections also show that only the top half of the buildings can be seen from the residential use because the proposed screening of 11 feet (3 foot retaining/8 foot screening) and landscaping will properly buffer the residential use from the applicant's establishment. The proposed buildings are only used for personal storage of recreational vehicles, watercrafts, and vehicles, and will not generate excessive noise or light pollution versus

the amount of traffic and noise an office/warehouse establishment could produce with potential industrial uses. However, since staff does not support waiver of development standards #4 (gate setback) and waiver of development standards #5 (throat depth), staff cannot support these requests.

Waiver of Development Standards #3

Per the plans the applicant is proposing to increase the wall height to 11 feet (3 foot retaining/8 foot screening) where 9 feet (3 foot retaining/6 foot screening) is the maximum allowed per Section 30.64.050. Staff finds that the cross section plans show the retaining wall of 3 feet will help support the proposed increase in finished grade; therefore, an 8 foot screen wall will support any visual buffering from the proposed buildings and the 10 foot wide intense landscape buffers. However, since staff does not support the other requested waivers of development standards, staff also cannot support this request.

Waiver of Development Standards #4

Staff does not support the entry gate setback to 20 feet where 50 feet is required per Section 30.64.020(7). The applicant provided correspondence from the Clark County Building and Fire Prevention, stating that the Fire code does not require an AVI system for this site and the applicant will install a Knox box to allow emergency services to easily access the site in case of emergency. However, the proposed location of the gate does not alleviate stacking and queueing of recreational vehicles, personal vehicles towing trailers with watercrafts, and other vehicles, within the right-of-way. Just 1 recreational vehicle will create stacking and queueing within the right-of-way as the customer tries to enter the site. Staff finds that if the buildings were smaller in scale, the gate setback can be increased to more than 20 feet. Staff does not support this request.

Design Review #2

Staff finds that the proposed design of the buildings adds an aesthetic upgrade to the surrounding parcels. Furthermore, the establishment has the ability to bring economic viability to the neighborhood. However, staff recommends that the site be redesigned because vehicular circulation, vehicle queueing, and public safety is at risk due to the size of the buildings and the design of the site's layout. Since staff does not support waivers of development standards #1, #2, #4, and #5, also staff cannot support this request.

Design Review #3

Staff finds that the signs are not visually obtrusive to the establishment and the surrounding neighborhood. All proposed signage comply with Title 30 standards; however, since staff does not support the proposed development, staff cannot support the proposed signage.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds the reduction in the throat depth for the Carey Avenue driveway to be excessive. Carey Avenue is a major collector that sees a high volume of traffic and with the intended use, oversized vehicles or vehicles with trailers trying to access the site will create safety hazards since the gate is too close to the street. The combination of the reduced throat depth and the only

access to the site being gated will increase stacking in the public right-of-way; therefore staff cannot support this request.

Waiver of Development Standards #6

Staff cannot support the reduced width of the commercial driveway on Carey Avenue. In addition to the reduction in the throat depth, the narrower driveway will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required.

Design Review #1

This design review represents the maximum grade difference along 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. However, since Planning is recommending denial of the application, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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.
- Applicant is advised that off-site improvement permits may be required and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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:

APPLICANT: 4580 E CAREY AVENUE, LLC

CONTACT: DAVID BROWN, BROWN, BROWN, & PREMSRIRUT, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

11/18/20 BCC AGENDA SHEET

INCREASE FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0422-RA SOUTHEAST LAND COMPANY, LLC:

DESIGN REVIEW for increased finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

140-05-802-005; 140-05-802-006

DESIGN REVIEW:

Increase the finished grade to 35 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 94% increase).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Increased finished grade in conjunction with a proposed hotel.

Site Plan

The proposed site was recently approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building is located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west. The applicant is currently in the process of mapping the properties to create 2 reconfigured lots on 8.9 acres. The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required. The proposed increase in finished grade is located in the southwest corner of the parcel.

Applicant's Justification

The applicant states that a recent drainage study demonstrated the need to increase the overall finished grade by 17 inches for a total of 35 inches in order to provide positive drainage away from the proposed hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0066	Reclassified APN 140-05-802-006 from H-2 to C-2 zoning for a hotel	Approved by BCC	May 2020
ZC-19-0095	Reclassified APN 140-05-802-005 from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision for APN 140-05-802-005	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-4	Undeveloped & multiple family residential
South*	Commercial General	C-2 & H-2	Undeveloped & medical office
East	Commercial General	C-2	Restaurant & retail building
West	Commercial General	M-1	Manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Design Review

This design review represents the maximum grade difference along 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

- 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RA SOUTHEAST LAND COMPANY LLC

CONTACT: GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146



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)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WS/DR-20-0406 DATE FILED: 9/15/20
 PLANNER ASSIGNED: JDR
 TAB/CAC: SUNRISE TAB/CAC DATE: 10/15/20
 PC MEETING DATE: 11/3/20
 BCC MEETING DATE: _____
 FEE: \$ 1,150 WDS/DR ONLINE

PROPERTY OWNER

NAME: All American Capital Corporation
 ADDRESS: 5560 Fort Apache Road, Suite 100
 CITY: Las Vegas STATE: NV ZIP: 89148
 TELEPHONE: N/A CELL: N/A
 E-MAIL: N/A

APPLICANT

NAME: David Baker/4580 E Carey Avenue, LLC
 ADDRESS: 6565 Spencer Street, Suite 205
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: N/A CELL: 415-297-4749
 E-MAIL: dnb@storage24x7.com REF CONTACT ID #: _____

CORRESPONDENT

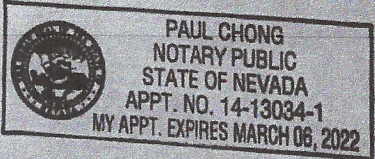
NAME: David Brown
 NAME: Jay Brown/
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP: 89131
 TELEPHONE: 702-580-7725 CELL: 702-580-7725
 E-MAIL: dbrown@brownlawlv.com REF CONTACT ID #: 173835
dbrown

ASSESSOR'S PARCEL NUMBER(S): 140-17-403-006
 PROPERTY ADDRESS and/or CROSS STREETS: Carey Avenue & Marion Drive
 PROJECT DESCRIPTION: Design Review for the development of enclosed [redacted] Recreational Vehicle and Watercraft (Boat) Storage

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

Property Owner (Signature) [Signature] Property Owner (Print) John Hui

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 1 2020 (DATE)
 By John Hui



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

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

September 8, 2020

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

WS - 20-04/06
JL

**Re: Justification Letter (Revision 3)
Project; Storage Unit for Recreational Vehicles (RV), watercrafts
(boats) and vehicles; Waivers of Development Standards to Allow
Reduce Setback to the North and East Sides of the Property,
Reduce Setback for an access gate, Reduce Throat Depth,
Increase the Maximum Wall Height and Design Reviews for the
Project, Increase Finished Floor Elevations and Signage.
Assessor's Parcel Number: 140-17-403-006**

To Whom It May Concern:

On behalf of our Client, All American Capital, Corp., please accept this justification letter for a Storage Unit on a 2.3-acre site in an M-1 (AE-65 & AE-70) zone. The applications for the proposed use includes five (5) waivers of development standards as well as Design Review for the project and signage.

Project Description:

The proposed project is for a storage facility where RVs, boats and other vehicles will be stored. Currently the property is vacant land and the proposed project will include the construction of approximately fifty-four (54) state of the art storage units for RVs, boats or other vehicles and a manager's office is located on the southern portion of the eastern building. There will also be a vehicle wash as part of the project. The uses are permitted with the existing M-1 (AE-65 & AE-70) zoning.

A gated vehicle entry will be constructed on the south of property and that will serve as the sole entry point. The front set back, including the driveway and landscaping is 20 feet. The eastern and western sides of the property will be lined with storage units

on each side. The northern section of the property will also have a row of storage units that will run parallel with a proposed wall along the property line.

Landscaping

Along the front property line (south) is an existing five-foot-wide attached sidewalk and a fifteen (15) foot landscape area will be provided. Along the north and east property line are proposed ten (10) foot intense landscape buffers. A waiver is being requested for the setbacks along the north and east of the property lines. No landscaping is proposed along the west property line because there is a zero lot line.

Elevations

The proposed storage facility has a maximum height of up to twenty-one (21) feet. The office portion of the building will also have a maximum height of up to twenty-one (21) feet. There will be three (3) buildings on the property. All the buildings will have the same design elements consisting of vertical corrugated metal panels that will have copper colored accent bands. The storage doors will be the same copper color as the accent bands. A trash enclosure is provided as required by Code.

Floorplans

Building 1 is approximately 19,491 square feet and will be on the east side of the property line and will contain a manager's office in the southern portion of the building that is approximately 701 square feet. Building 2 is approximately 21,705 square feet and will be on the west side of the property. Building 3 is approximately 7,587 square feet and will be on the north of the property.

Waivers of Development Standards for the following:

- 1) Reduce the rear set back (north) to 10 feet where 20 feet is required per Table 30.40-5.

Justification:

This request is justified because of the design of this site and the ability to buffer the property to the north with appropriate landscaping. The residential property to the north is zoned R-T (manufactured homes). There is an existing block wall on the north property line between the storage site a manufactured home development which will be replaced with the proposed block wall. A ten (10) foot-wide landscape area is provided along the north side of the property line. The plans depict 10 feet of intense landscape buffer that will create a significant buffer

between the two properties. In addition, the property is currently undeveloped so the proposed development will enhance the area. The proposed block wall, intense landscaping, and improvement to the area in combination justify the requested setback reduction.

- 2) Reduce the side set back (east) to 10 feet where 20 feet is required per Table 30.40-5.

Justification:

This request is justified because of the design of this site and the need for enough space for units to be on both the east and west sides of the property. The residential property to the east is zoned R-T (manufactured homes). There is an existing block wall on the east property line between the storage site and a manufactured home development which will be replaced with the proposed block wall. A ten (10) foot-wide landscape area is provided along the east side of the property line. The plans depict 10 feet of intense landscape buffer that will create a significant buffer between the two properties. In addition, the property is currently undeveloped so the proposed development will enhance the area. The proposed block wall, intense landscaping, and improvement to the area in combination justify the requested setback reduction.

- 3) Reduce the set back of the entry gate to 20 feet where 50 feet is required per Title 30.64.020(7).

Justification:

The access gate will remain shut during all hours of the day. When a customer that is renting a unit arrives they will have multiple ways to open the gate. The first is a transponder placed on their car that will cause the gate to open immediately upon arrival. We received confirmation from Edward Kaminski, Fire Protection Engineer, that there is no requirement in the Fire Code for AVI. A copy of that email is attached hereto. Customers will also have access to a telephone application that works with facial recognition that can open the gate quickly when they pull up in the facility. Both methods will allow for immediate entry. This request is justified because of the limited amount of traffic that this project will generate. This is a unique business and on most days the vehicle count will be limited. Rarely will multiple vehicles arrive at the same time. Some days there may be only a few vehicles the entire day. The gate is necessary for the security of the property and the RVs, boats, and vehicles being stored on the site. Due to the

limited traffic at the location there will be no issues with stacking/queuing. The gate is electric and is designed to open and close quickly when a vehicle arrives and enters.

- 4) Reduce the throat depth of the proposed Driveway on E. Carey Ave to zero feet where 25 feet is required per off-site Uniformed Standard Drawing.

Justification:

Although the request is for zero feet for the throat depth there will be no impact because the setback to the gate is 20 feet and will not create any stacking/queuing issues to Carey Ave. This request is justified because of the limited amount of traffic that this project will generate. The nature of this type of storage facility generates very low traffic impact, therefore it will not impact Carey Ave. Since most tenants that are storing an RV, boat or vehicle do so because they are only being used periodically this limits the number of vehicles accessing the property therefore reducing and mitigating impacts on the driveway. Most tenants will only come to the property periodically so stacking/queuing should not be an issue. The operation of this type of storage facility does not result in surges/concentrations of vehicles accessing the site during peak times or at any particular time of the day, therefore, reducing the impact in the driveway area. Additionally, the gate will be open during business hours, therefore, there will be no issues with the vehicles queuing onto Carey Avenue, which reduces any impact to the street and site.

- 5) **Increase the maximum wall height up to 11 feet (3 foot retainer and 8 foot screening wall) where 3 foot retainer and 6 foot screen wall are permitted per Table 30.64-2.**

A. North and East Property Line:

Justification:

The existing walls in the area were constructed per county records over 35 years ago in conjunction with the manufactured homes. The existing walls were built over 3 decades ago, and they are old and deteriorating. The proposed walls would replace the existing walls and provide more security to both users. In addition, the current walls are not exactly on the property lines of the lots and in some cases increase the area of the parcel. Therefore, the proposed walls will better define the property lines without decreasing the depth of the adjacent parcels.

B. West Property Line:

Justification:

The west property line is unique because a large portion of the property line will be the actual building. There are some areas where the retaining wall will not be visible from the adjacent parcel. The proposed wall will also provide security to both parcels and properly define the property lines without decreasing the depth of the adjacent lots.

Design Review 1:

For a proposed storage facility in an M-1 (AE-65 & AE-70) Zone per Table 30.44-1.

Justification:

The architectural design of the storage facility including the building materials, colors and accents is appropriate and compatible with the other surrounding developments in the area. The design of the building consists of vertical corrugated metal pans and will have copper colored access bands. The storage doors will be the same copper color as the access bands. The development will significantly enhance the property and the surrounding area.

Design Review 2:

Increase finished floor elevations up to 36 inches (where 18 inches allowed).

Justification:

The increased fill is required due to the existing flat topography and the need to direct surface drainage from north to south. This results in discharging to Carey Avenue. Onsite grades will be minimized to the least allowable slope acceptable by the County in an effort to reduce fill. Retaining will be required to the north, east, and west property lines to accommodate the additional fill and to provide adequate drainage to Carey Avenue. Height of retaining will gradually decrease from north to south.

Design Review 3:

Signage for the project.

LAW OFFICE

Fay H. Brown, Ltd.
A PROFESSIONAL CORPORATION

Justification:

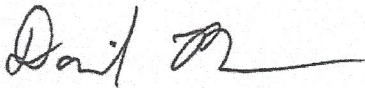
The proposed signage package is necessary to advertise the proposed uses on the site. Sign #1 is a 28 foot high freestanding sign located at the front (south) of the property. Sign #1 is 100 square feet and complies with all setbacks and code requirements. Sign #2 and sign #3 are both wall signs on the building towards the east of the property and the signs will be facing to the front of the property (south).

Sign #2 is 48 square feet and sign #3 is 12 square feet. All the requested signs comply with Code requirements.

A storage facility is an appropriate and compatible use for the site and area and will enhance the adjacent developments.

We appreciate your consideration in the review and recommendation of approval for the application. Please call me at 702-384-5563, if you have any questions or need additional information.

Sincerely,



David T. Brown

INCREASE FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0422-RA SOUTHEAST LAND COMPANY, LLC:

DESIGN REVIEW for increased finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:

140-05-802-005; 140-05-802-006

DESIGN REVIEW:

Increase the finished grade to 35 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 94% increase).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Increased finished grade in conjunction with a proposed hotel.

Site Plan

The proposed site was recently approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building is located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west. The applicant is currently in the process of mapping the properties to create 2 reconfigured lots on 8.9 acres. The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required. The proposed increase in finished grade is located in the southwest corner of the parcel.

Applicant's Justification

The applicant states that a recent drainage study demonstrated the need to increase the overall finished grade by 17 inches for a total of 35 inches in order to provide positive drainage away from the proposed hotel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0066	Reclassified APN 140-05-802-006 from H-2 to C-2 zoning for a hotel	Approved by BCC	May 2020
ZC-19-0095	Reclassified APN 140-05-802-005 from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision for APN 140-05-802-005	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-4	Undeveloped & multiple family residential
South*	Commercial General	C-2 & H-2	Undeveloped & medical office
East	Commercial General	C-2	Restaurant & retail building
West	Commercial General	M-1	Manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Design Review

This design review represents the maximum grade difference along 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

- 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RA SOUTHEAST LAND COMPANY LLC

CONTACT: GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146