



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 1, 2022

6:30pm

AGENDA

Note:

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

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

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

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manora: 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 November 10, 2022. (For possible action)
- IV. Approval of the Agenda for December 1, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

12/20/22 PC

- 1. **DR-22-0608-INZUNZA, JUAN MANUEL & GARCIA, IVONNE FRANCO:**
DESIGN REVIEW for a vehicle sales office and site design on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 300 feet south of Harris Avenue within Sunrise Manor. TS/sd/syp (For possible action) **12/20/22 PC**
- 2. **NZC-22-0592-4350 NELLIS BLVD, LLC:**
ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-60 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-60 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** proposed distribution center; and **2)** alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action) **12/20/22 PC**
- 3. **VS-22-0593-4350 NELLIS BLVD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action) **12/20/22 PC**
- 4. **UC-22-0599-SHAHID NASSER ABDEL & MANAL A. & AVA MINA WORLD WIDE INVESTMENT, LLC:**
USE PERMITS for the following: **1)** allow personal services (beauty salon) in an H-2 Zone; and **2)** allow personal services (beauty salon) in an APZ-2 Zone in conjunction with an existing shopping center on 3.4 acres in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/rk/syp (For possible action) **12/20/22 PC**
- 5. **WS-22-0597-NORIEGA, CRISOL & MENDEZ, ISAI LUNA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sabroso Street, 970 feet south of Carey Avenue within Sunrise Manor. MK/nm/syp (For possible action) **12/20/22 PC**

12/21/22 BCC

- 6. **UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**
USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) **12/21/22 BCC**

7. **UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE L P:**
USE PERMIT for a cannabis establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)**12/21/22 BCC**

8. **ZC-22-0601-JAMC LLP:**
ZONE CHANGE to reclassify 0.2 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a proposed vehicle sales business.
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a vehicle sales business on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the south side Charleston Boulevard, approximately 300 feet east of Mojave Road within Sunrise Manor. TS/sd/syp (For possible action)**12/21/22 BCC**

VII. General Business: None

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

IX. Next Meeting Date: December 15, 2022.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

November 10, 2022

MINUTES

Board Members: Alexandria Malone – Chair – EXCUSED Paul Thomas – EXCUSED
Earl Barbeau-Vice Chair- PRESENT Harry Williams- PRESENT
Max Carter -- PRESENT Planning-Steve Demeritt

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: Javier Rivera

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 the October 27, 2022 Minutes

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

IV. Approval of Agenda for November 10, 2022

Moved by: Mr. Williams
Action: Approved with item #3 being held
Vote: 3-0/Unanimous

V. Informational Items: Mr. Rivera reminded everyone that the applications for next for a two-year (2-year) term are due by November 15, 2022.

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair-JUSTIN JONES, Vice-Chair
MARILYN KIRKPATRICK-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM
Yolanda King, County Manager

Planning & Zoning

VI.
12/06/22 PC

1. **UC-22-0567-HSJC INVESTMENTS, LTD:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Links Street within Sunrise Manor. TS/rk/syp (For possible action)12/06/22 PC

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

2. **UC-22-0583-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT to increase the height of an existing communications tower.
WAIVER OF DEVELOPMENT STANDARDS for encroachment into airspace.
DESIGN REVIEW for modifications to an existing communications tower and associated equipment on a portion of 4.4 acres in an M-2 (Industrial) (AE-70 & AE-75) Zone. Generally located on the north side of El Campo Grande Avenue and the west side of Hollywood Boulevard within the Sunrise Manor Planning Area. MK/md/syp (For possible action)12/06/22 PC

Moved by: Mr. Williams
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be December 1, 2022

X. Adjournment
The meeting was adjourned at 6:40pm

12/20/22 PC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

HARRIS AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0608-INZUNZA, JUAN MANUEL & GARCIA, IVONNE FRANCO:

DESIGN REVIEW for a vehicle sales office and site design on 0.7 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 300 feet south of Harris Avenue within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-410-003

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 948 N. Nellis Boulevard
- Site Acreage: 0.7
- Project Type: Vehicle sales
- Building Height (feet): 9 (modular office)
- Square Feet: 300 (modular office)
- Parking Required/Provided: 1/11 (customer parking)

Site Plan

The site plan depicts a proposed vehicle sales establishment with a new parking lot and vehicle display spaces. Access to the site is from Nellis Boulevard ingress/egress and will include a rolling security gate that will remain open during business hours. A total of 11 parking spaces are reserved for customer parking. A trash enclosure is shown along the south property line and the parcel is surrounded to the north and south of C-2 zoned properties. Review of the plans shows the modular office located in the front center of the parcel and meets required setbacks from the right-of-way.

Landscaping

The site plan shows landscaping along the street with trees and shrubs in an area that currently does not have any landscaping.

Elevations

The plans depict a modular office building and is 9 feet in height with wood siding, flat roofline, windows, and door.

Floor Plans

Per the submitted elevations, the vehicle sales office is a rectangular building with an overall area of 300 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed use and overall design are compatible with the adjacent uses in the surrounding neighborhood. Both parcels to the north and south are zoned commercially.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Undeveloped & commercial
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	City of Las Vegas	C-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed design of the new parking lot, vehicle display spaces, and vehicle sales building are architecturally compatible to the surrounding businesses. The plans depict adequate vehicular and pedestrian circulation. A parking analysis was provided for no more than 31 vehicles for sale on-site and 11 customer parking spaces. The plans depict a modular office building that is appropriate for the site in terms of design and functionality. Furthermore, the site plans show that the building is set back away from the residential use to the east and from the right-of-way. Staff finds that the overall design is aesthetically pleasing and should not pose any negative impacts to the surrounding neighborhood and commercial uses. Staff supports this request.

Staff Recommendation

Approval:

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A maximum of 31 vehicles for display on-site.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0428-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADAN CASTILLO

CONTACT: ADAN CASTILLO, 5468 FUNKS GROVE LN., LAS VEGAS, NV 89122



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0608</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12/1/22</u> PC MEETING DATE: <u>12/20/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>JUAN MANUEL INZUNZA</u> ADDRESS: <u>2702 WATER SPORT AVE.</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: _____ CELL: <u>702-690-7132</u> E-MAIL: <u>inzunza_smart24@hotmail.com</u>
	APPLICANT NAME: <u>ADAN CASTILLO</u> ADDRESS: <u>6012 GOLDEN SUN CT.</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: _____ CELL: <u>702-524-6776</u> E-MAIL: <u>sunrbllc@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>229430</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-28-410-003

PROPERTY ADDRESS and/or CROSS STREETS: NELLIS & BONANZA

PROJECT DESCRIPTION: AUTO SALES

(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.

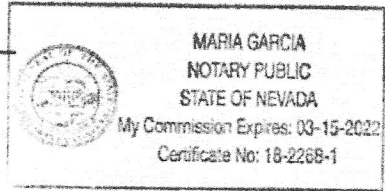
[Signature]
 Property Owner (Signature)*

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/4/2022 (DATE)
 By Juan Manuel Inzunza Adan

NOTARY PUBLIC: Manuel Garcia

JUAN INZUNZA
 Property Owner (Print)



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

SMART DEALS AUTO SALE'S LAND USE APPLICATION

Juan Manuel Inzunza
948 N. Nellis Blvd.
Las Vegas, NV 89110
APN: 140-28-410-003

DR-22-0608

October 5, 2022

Justification Letter

To: Clark County, Department of Comprehensive Planning

To: Steve DeMerritt, Senior Planner.

We are applying for **Design Review** on this C-2 zoned parcel for Auto Sale, which it has a 300 sf. office building, which is moveable made of wood framing with siding.

We are supplying architectural plan:

1. A Site plan (A-1) with one (1) office building, Vicinity map, parking layout, location of the sign, trash enclosures, the right-of-way width for Nellis Blvd., width of the existing Nellis Blvd. commercial driveway, measurement from the centerline of adjacent street, parking analysis, and the existing finished grade doesn't exceeds 12%.
2. Office building Floor plan (A-2), Elevations (North, South, East and West), and North-South and East-West Cross Sections.
3. A Landscape Plan (A-3).

In brief, we are trying to work with Clark County to work this out in the best way possible.

If you have any questions, please contact:

Adan Castillo
5468 Funks grove Ln.
Las Vegas, NV 89122
(702) 524-6776
sunrbllc@gmail.com

12/20/22 PC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0592-4350 NELLIS BLVD, LLC:

ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-60 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-60 & AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: 1) proposed distribution center; and 2) alternative parking lot landscaping.

Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-04-310-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveways along Nellis Boulevard to a minimum of 3 feet and 11 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 97% and 89% reduction respectively).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR-MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4350 Las Vegas Boulevard North
- Site Acreage: 20
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): Up to 47
- Square Feet: 385,560 (total of 2 buildings)
- Parking Required/Provided: 192/306

Neighborhood Meeting Summary

The applicant conducted a meeting on March 28, 2022, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 10 attendees present at the open house meeting for this item. The neighbors expressed they were not in favor of the proposed warehouse project and would rather see a grocery store on the site.

Site Plan

This application is for a nonconforming zone change to M-D zoning with a waiver and design review for a distribution warehouse center. The plans depict 2 buildings located in the central portion of the site totaling 385,560 square feet. The site is bounded by public rights-of-way on the north, south, and west sides of the development. Access to the site is provided by 2 driveways on Nellis Boulevard, Craig Road, and Las Vegas Boulevard North. Parking for the facility is located along the perimeters of the development. The loading and service areas are located at the rear of the buildings facing internally to the center of the project. The service area that contains overhead doors and loading docks are screened from public view by the buildings themselves and with ample street landscaping. A total of 306 parking spaces are provided where 192 parking spaces are required.

Landscaping

Street landscaping is shown from approximately 15 feet to 160 feet in width with an existing attached sidewalk located along the public streets. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The 47 foot high building has a contemporary architectural design consisting of painted concrete tilt-up panels with glass store fronts and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that have contrasting design schemes. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The overhead doors will be located on the east and west sides of the buildings that are internal to the site.

Floor Plans

The plans depict a 385,560 square foot distribution center with shell buildings and incidental office areas shown at the corners of the buildings. Building A is shown at 192,910 square feet and Building B is shown at 192,650 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

This is a request for a conforming zone change that is surrounded by planned light industrial uses. The applicant indicates this site has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Master Plan. Ample landscaping is proposed around the perimeter of the development and the loading areas will exceed the 150 foot

minimum separation requirement from a residential use. The applicant also states the vacant Walmart and Del Taco buildings will be demolished which will help eliminate some of the vacancies in the area and enhance the overall economic viability of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0123-05	Addition to an existing garden center in conjunction with a Walmart store	Approved by PC	March 2005
ZC-1995-98	Reclassified this site to C-2 zoning for a 208,000 square foot retail center, including a 15,000 square foot outdoor garden center	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Motel & multiple family residential
East	Corridor Mixed-Use	H-2	Office building
South	Business Employment & Corridor Mixed-Use	C-2 & H-2	Commercial uses
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-2 & R-4	Undeveloped & multiple family residential

Related Applications

Application Number	Request
VS-22-0593	A request to vacate a driveway easement 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 distribution warehouse center is located across the street (Las Vegas Boulevard North) from planned light industrial uses such as this one. Farther south is 1 of the runways inside Nellis Air Force Base. Several parcels located in this area of Sunrise Manor that were designated for commercial development in the land use plan have been reclassified into business design manufacturing land uses. In addition, M-D and M-1 zoning can be found along Las Vegas Boulevard North heading south of the subject site.

- 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 density and intensity of the use being proposed by this amendment is compatible with the existing and planned land uses in the area. The proposed project is appropriate for a location and bounded on 3 sides by the larger arterial streets. The project in terms of scale, intensity, and density are compatible with the adjacent developments. Furthermore, the overall site has been designed to minimize impacts on the various surrounding land uses. The site has immediate access to Craig Road, which connects to Interstate 15.

- 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 proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The facility will take advantage of the adjacent arterial streets which the project is located on. There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services.

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

Growth Management Policy 1 encourages the development of undeveloped parcels within serviced areas for which this vacant parcel is within an area serviced by public utilities. This proposal also meets the goals and policies of the Master Plan which encourages in-fill development with proper transition between uses. Staff finds thoughtful transition has been proposed with ample street landscaping and overhead doors located internally away from the right-of-way and out of the line of sight from the street or the adjacent residential to the north. Staff finds the proposed nonconforming zone change to M-D, with the proposed layout and design, consistent with the County's goals and policies.

Summary

Zone Change

The intensity of the proposed project is consistent and compatible with existing and planned developments in this area. The intensity of uses allowed in an M-D zone is compatible with the existing surrounding developments. Lastly, the proposed nonconforming zone boundary amendment will not adversely impact public utilities and services, and it conforms to applicable adopted plans, goals, and policies. Therefore, staff finds the applicant has provided justification to warrant approval of the nonconforming zone boundary request.

Waiver of Development Standards

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

Design Reviews

The design of the distribution center is consistent with the standards of approval for a design review. The site layout and buildings create an orderly and aesthetically pleasing environment that is compatible with the area. This project provides ample perimeter landscaping along all public street frontages. Along portions of the site near the buildings, there are no parking lot landscape fingers shown on the plans. The elimination of the trees within the landscape fingers will alternatively be provided on other portions of the project. Therefore, since the plant material will be distributed throughout the site, staff can support this alternative parking lot design.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for the commercial driveways on Nellis Boulevard. The applicant provided additional landscape buffers adjacent to both entrances into the site. The buffers provide more distance before drivers encounter conflicts when entering the site, allowing vehicles to safely exit the right-of-way.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 18, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan area plan amendment and a 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;
- If required by the Regional Transportation Commission (RTC), relocate the bus turnout on Craig Road east of Nellis Boulevard and dedicate right-of-way and construct the bus turnout including passenger loading/shelter areas in accordance with RTC standards.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0034-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARKER SIECK

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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September 19, 2022

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Fax: 775.882.0257

VIA ONLINE SUBMITTAL

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

N20-22-0592

**Re: *Compelling Justification Letter – Nonconforming Zone Change, Design Review,
Vacation and Waiver of Development Standards for Distribution Center
APNs: 140-04-310-002 and 140-04-310-003***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 20 acres located at the southeast corner of Craig Road and Nellis Boulevard. The property is more particularly described as Assessor's Parcel Numbers 140-04-310-002 and 003 (the "Site"). The Applicant is requesting a nonconforming zone change from C-2 to M-D, a design review and a waiver of development standards to allow for a distribution warehouse. At this time, there is no end user.

The Site fronts onto Craig Road and Nellis Boulevard, both heavily travelled right-of-ways, and is surrounded by existing commercial property. Additionally, the Site fronts on Las Vegas Boulevard to the south. The surrounding area is densely populated with high density residential ranging from small lot RUD developments to R-4 multi-family residential. Additionally, commercial in the surrounding area is struggling, as shown by the vacant Walmart building that exists on the Site today. Therefore, the proposed distribution warehouse use will help to revamp the Site without bringing additional residential to the overly dense community, provide short and long term jobs, and avoid additional vacant commercial buildings. Currently, the Site includes an existing Del Taco building on the northwest corner and a vacant WalMart building on the eastern portion of the Site. Both buildings will be demolished and replaced with two new office/warehouse buildings as discussed in more detail below.

A neighborhood meeting was held on March 28th, 2022. John Sullivan from Kaempfer Crowell represented the application. 10 neighbors attended the meeting. The neighbors expressed they were not in favor of the proposed warehouse project and would rather see a grocery store on the Site, however, the property is deed restricted following the sale by Walmart and does not allow the development of grocery stores. Other items that were discussed were traffic circulation, roadway capacity, and general design questions.

Nonconforming Zone Change:

The Site is zoned C-2 and master planned Corridor Mixed Use (CM). This request for a zone change to M-D satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

- 1. A change in 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 nonconforming zone boundary amendment appropriate:**

The surrounding area has substantially changed due to the vast amount of commercial that is struggling in the area as shown by the various vacant commercial buildings in the area, including the vacant Walmart building on the Site itself. Rather than building additional commercial, which will struggle to survive, bringing in a use to provide the needed warehouse/distribution square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area.

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

The Site is surrounded by existing C-2 and H-2 zoned commercial developments and fronts onto three major right-of-ways, all of which were designed to carry high amounts of vehicular traffic, including truck traffic. The proposed M-D zoning designation will bring less traffic to the Site than commercial, therefore providing a less intense overall use to the community.

- 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 storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site fronts onto Las Vegas Boulevard which is contemplated for heavy traffic. The proposed use will not add any additional students to the surrounding schools or impact the utilities already in place along Craig Road, Nellis Boulevard of Las Vegas Boulevard.

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

Policy 1.3.5 of the Countywide goals and policies, encourages neighborhood improvements. Here, the proposed nonconforming zone change would allow for the removal of the vacant Walmart building and the Del Taco, and provide two additional new warehouse buildings that would bring jobs to the area.

Policy 1.6.3 encourages economic opportunity. The proposed project does just that. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

More specifically, in the Sunrise Manor goals and policies, the very first policy encourages reinvestment and revitalization of older neighborhoods when compatible with the surrounding areas. Here, the proposed project will bring new life to the Site and remove the large vacant building that brings vandalism and crime to the area. The Site is also developed in such a way to reduce impacts on traffic with various access points, ample landscaping throughout the Site, and upscale, modern buildings.

Finally, Policy SM-1.3 encourages the revitalization of underutilized commercial corridors and centers through compatible infill and redevelopment. Walmart is one of the largest and most successful companies in the United States, but was not able to continue business on the Site. Rather than force additional commercial here, allowing an appropriately designed distribution center will enhance the overall area which will then help to support the existing commercial and residential in the area.

Design Review:

The Applicant is proposing two new warehouse distribution buildings for a total of 385,560 square feet. The proposed buildings are single story with a maximum height of 47-feet where 50-feet is permitted in M-D zoning districts. The buildings will be comprised of painted steel, architectural enhancements, a varying roofline, and large decorative windows. The loading docks are located in the center of the two buildings and screened from the right-of-ways by the buildings themselves and ample landscaping. The Applicant is providing a total of 306 parking spaces where only 192 are required. The Applicant is also providing landscaping throughout the Site and the entire perimeter to ensure shade and visual relief.

Access to the Site is proposed from six (6) driveways – two along Las Vegas Boulevard, two along Nellis Boulevard and two along Craig Road, all of which are existing. The Applicant has provided several access points with long throat depths to ensure appropriate queuing and on-site circulation for trucks. The longer driveways are located toward the backs of the warehouse buildings and in the center of the Site to allow easy ingress and egress for trucks. The remaining driveways are located at the front of the buildings near the office space to allow cars to avoid trucks coming in and out of the Site.

Attached sidewalks are existing along the perimeter of the Site, and therefore, the Applicant will utilize those existing sidewalks rather than replacing them with detached sidewalks.

The Applicant is also requesting a design review for alternative landscaping to allow fewer number of landscaping fingers throughout the parking lot. The Applicant is providing more overall trees than what is required as a compensating benefit for the request. Additionally, the reduction of landscape fingers will help with the overall water usage on the Site while still providing ample shade and visual relief with the landscaping proposed along the perimeter.

Waiver of Development Standards

The Applicant is requesting a waiver to allow for reduced throat depths to 11.2-feet and 3-feet for the two driveways along Nellis Boulevard where 100-feet is required. No waiver is needed or the driveways on Craig and Las Vegas Boulevard as they are NDOT right of ways. Additionally, the driveways along Craig Road and Las Vegas Boulevard have been designed to allow for trucks to pull in and drive straight for a considerable distance before getting to the loading areas, and therefore, not creating any negative impact to the traffic along those streets. The driveways along Nellis Boulevard are provided for car traffic for employees and customers to park near the office areas. Additionally, the Applicant has revised its site plan to include the Del Taco site as part of the overall project, removing the potential conflict of traffic between the two uses that was discussed during an initial meeting with Public Works. Finally, because the Site has several different driveways for both standard vehicles and trucks, we respectfully request consideration of the waiver request.

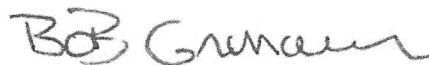
Vacation

Finally, the Applicant is requesting to vacate the existing driveway located on the northwest corner of the Site along Craig, currently being used as one of two access points to the Del Taco. The Applicant has submitted the required vacation documents as part of this request.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Bob Groaner

12/20/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CRAIG RD/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0593-4350 NELLIS BLVD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:
140-04-310-002

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

This application is a request to vacate and abandon 1 access driveway easement from Craig Road as granted to Clark County under Book 97, Page 23 located on the northwest portion of the site. The subject property is currently vacant; however, there is a companion item on the agenda for a proposed distribution warehouse complex. The easement being eliminated is based on the new design of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0123-05	Addition to an existing garden center in conjunction with a Walmart store	Approved by PC	March 2005
ZC-1995-98	Reclassified this site to C-2 zoning for a 208,000 square foot retail center, including a 15,000 square foot outdoor garden center	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Motel & multiple family residential
East	Corridor Mixed-Use	H-2	Office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business Employment & Corridor Mixed-Use	C-2 & H-2	Commercial uses
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	C-2 & R-4	Undeveloped & multiple family residential

Related Applications

Application Number	Request
NZC-22-0592	A zone change to reclassify this site to M-D zoning for a 385,560 square foot distribution warehouse complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the driveway easement since the driveway will be removed and replaced with curb and gutter.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 18, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording;
- If required by the Regional Transportation Commission (RTC), relocate the bus turnout on Craig Road east of Nellis Boulevard and dedicate right-of-way and construct the bus turnout including passenger loading/shelter areas in accordance with RTC standards.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARKER SIECK

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV
89135**

KAEMPFER

CROWELL

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

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September 19, 2022

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Fax: 775.882.0257

VIA ONLINE SUBMITTAL

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

**Re: *Compelling Justification Letter – Nonconforming Zone Change, Design Review,
Vacation and Waiver of Development Standards for Distribution Center***
APNs: 140-04-310-002 and 140-04-310-003

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 20 acres located at the southeast corner of Craig Road and Nellis Boulevard. The property is more particularly described as Assessor's Parcel Numbers 140-04-310-002 and 003 (the "Site"). The Applicant is requesting a nonconforming zone change from C-2 to M-D, a design review and a waiver of development standards to allow for a distribution warehouse. At this time, there is no end user.

The Site fronts onto Craig Road and Nellis Boulevard, both heavily travelled right-of-ways, and is surrounded by existing commercial property. Additionally, the Site fronts on Las Vegas Boulevard to the south. The surrounding area is densely populated with high density residential ranging from small lot RUD developments to R-4 multi-family residential. Additionally, commercial in the surrounding area is struggling, as shown by the vacant Walmart building that exists on the Site today. Therefore, the proposed distribution warehouse use will help to revamp the Site without bringing additional residential to the overly dense community, provide short and long term jobs, and avoid additional vacant commercial buildings. Currently, the Site includes an existing Del Taco building on the northwest corner and a vacant WalMart building on the eastern portion of the Site. Both buildings will be demolished and replaced with two new office/warehouse buildings as discussed in more detail below.

A neighborhood meeting was held on March 28th, 2022. John Sullivan from Kaempfer Crowell represented the application. 10 neighbors attended the meeting. The neighbors expressed they were not in favor of the proposed warehouse project and would rather see a grocery store on the Site, however, the property is deed restricted following the sale by Walmart and does not allow the development of grocery stores. Other items that were discussed were traffic circulation, roadway capacity, and general design questions.

Nonconforming Zone Change:

The Site is zoned C-2 and master planned Corridor Mixed Use (CM). This request for a zone change to M-D satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

1. **A change in 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 nonconforming zone boundary amendment appropriate:**

The surrounding area has substantially changed due to the vast amount of commercial that is struggling in the area as shown by the various vacant commercial buildings in the area, including the vacant Walmart building on the Site itself. Rather than building additional commercial, which will struggle to survive, bringing in a use to provide the needed warehouse/distribution square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area.

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

The Site is surrounded by existing C-2 and H-2 zoned commercial developments and fronts onto three major right-of-ways, all of which were designed to carry high amounts of vehicular traffic, including truck traffic. The proposed M-D zoning designation will bring less traffic to the Site than commercial, therefore providing a less intense overall use to the community.

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 storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site fronts onto Las Vegas Boulevard which is contemplated for heavy traffic. The proposed use will not add any additional students to the surrounding schools or impact the utilities already in place along Craig Road, Nellis Boulevard of Las Vegas Boulevard.

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

Policy 1.3.5 of the Countywide goals and policies, encourages neighborhood improvements. Here, the proposed nonconforming zone change would allow for the removal of the vacant Walmart building and the Del Taco, and provide two additional new warehouse buildings that would bring jobs to the area.

Policy 1.6.3 encourages economic opportunity. The proposed project does just that. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

More specifically, in the Sunrise Manor goals and policies, the very first policy encourages reinvestment and revitalization of older neighborhoods when compatible with the surrounding areas. Here, the proposed project will bring new life to the Site and remove the large vacant building that brings vandalism and crime to the area. The Site is also developed in such a way to reduce impacts on traffic with various access points, ample landscaping throughout the Site, and upscale, modern buildings.

Finally, Policy SM-1.3 encourages the revitalization of underutilized commercial corridors and centers through compatible infill and redevelopment. Walmart is one of the largest and most successful companies in the United States, but was not able to continue business on the Site. Rather than force additional commercial here, allowing an appropriately designed distribution center will enhance the overall area which will then help to support the existing commercial and residential in the area.

Design Review:

The Applicant is proposing two new warehouse distribution buildings for a total of 385,560 square feet. The proposed buildings are single story with a maximum height of 47-feet where 50-feet is permitted in M-D zoning districts. The buildings will be comprised of painted steel, architectural enhancements, a varying roofline, and large decorative windows. The loading docks are located in the center of the two buildings and screened from the right-of-ways by the buildings themselves and ample landscaping. The Applicant is providing a total of 306 parking spaces where only 192 are required. The Applicant is also providing landscaping throughout the Site and the entire perimeter to ensure shade and visual relief.

Access to the Site is proposed from six (6) driveways – two along Las Vegas Boulevard, two along Nellis Boulevard and two along Craig Road, all of which are existing. The Applicant has provided several access points with long throat depths to ensure appropriate queuing and on-site circulation for trucks. The longer driveways are located toward the backs of the warehouse buildings and in the center of the Site to allow easy ingress and egress for trucks. The remaining driveways are located at the front of the buildings near the office space to allow cars to avoid trucks coming in and out of the Site.

Attached sidewalks are existing along the perimeter of the Site, and therefore, the Applicant will utilize those existing sidewalks rather than replacing them with detached sidewalks.

The Applicant is also requesting a design review for alternative landscaping to allow fewer number of landscaping fingers throughout the parking lot. The Applicant is providing more overall trees than what is required as a compensating benefit for the request. Additionally, the reduction of landscape fingers will help with the overall water usage on the Site while still providing ample shade and visual relief with the landscaping proposed along the perimeter.

Waiver of Development Standards

The Applicant is requesting a waiver to allow for reduced throat depths to 11.2-foot and 3-foot for the two driveways along Nellis Boulevard where 100-foot is required. No waiver is needed or the driveways on Craig and Las Vegas Boulevard as they are NDOT right of ways. Additionally, the driveways along Craig Road and Las Vegas Boulevard have been designed to allow for trucks to pull in and drive straight for a considerable distance before getting to the loading areas, and therefore, not creating any negative impact to the traffic along those streets. The driveways along Nellis Boulevard are provided for car traffic for employees and customers to park near the office areas. Additionally, the Applicant has revised its site plan to include the Del Taco site as part of the overall project, removing the potential conflict of traffic between the two uses that was discussed during an initial meeting with Public Works. Finally, because the Site has several different driveways for both standard vehicles and trucks, we respectfully request consideration of the waiver request.

Vacation

Finally, the Applicant is requesting to vacate the existing driveway located on the northwest corner of the Site along Craig, currently being used as one of two access points to the Del Taco. The Applicant has submitted the required vacation documents as part of this request.

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

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Bob Groaner

BEAUTY SALON
(TITLE 30)

LAS VEGAS BLVD N/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0599-SHAHID NASSER ABDEL & MANAL A. & AVA MINA WORLD WIDE INVESTMENT, LLC:

USE PERMITS for the following: 1) allow personal services (beauty salon) in an H-2 Zone; and 2) allow personal services (beauty salon) in an APZ-2 Zone in conjunction with an existing shopping center on 3.4 acres in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/rk/syp (For possible action).

RELATED INFORMATION:

APN:

140-07-601-012

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3603 Las Vegas Boulevard North
- Site Acreage: 3.4
- Project Type: Beauty salon (barber shop)
- Number of Stories: 1
- Square Feet: 1,400 (tenant space)/35,500 (overall commercial building)
- Parking Required/Provided: 142/240

Site Plans

The plans depict a shopping center consisting of 1 large in-line retail building and 2 smaller retail buildings along the north and west portions of the site. The barber shop is proposed within 1 of the tenant spaces near the central portion of the larger in-line building. No changes are proposed or required for the building, landscaping, or parking area. Access to the site is from both Las Vegas Boulevard North and Lamb Boulevard.

Landscaping

No additional landscaping is proposed or required with this application.

Elevations

The lease area will be located within an existing 1 story in-line retail building. The existing building features stucco siding and concrete tile roof. There will be no changes to the building.

Floor Plans

The plans show a 1,400 square foot suite with a waiting area, stations and shampoo areas, office, storage, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed barber shop will be harmonious and compatible with the existing shopping center and will provide a high-end service. Additionally, the applicant indicates there will be a limited number of customers coming to the site. Most of the time only 2 to 5 people will be at the barber shop which makes this an appropriate use in the APZ-2 Overlay District.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0379-12	Allowed check cashing in an H-2 zone - expired	Approved by BCC	October 2012
ZC-0020-06	Reclassified this site to C-2 zoning and expansion of shopping center - expired	Approved by PC	April 2006
UC-1443-00	Retail building	Approved by PC	October 2000
UC-0389-00	Allowed auto repair	Approved by PC	April 2000
UC-278-85	Allowed bank, restaurant, retail shops, and home improvement store	Approved by PC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Business Employment	C-2	Undeveloped & commercial building with gasoline sales
East	Business Employment	H-2	Convenience store & undeveloped
West	Public Use	P-F	Public park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not have any practical problem with the proposed location of the beauty salon (barber shop). Most of the existing retail uses in this shopping center were established prior to the creation of the APZ-2 Overlay. Since this use is similar to the existing retail uses that are already operating in an APZ-2 Overlay, staff does not anticipate any problems with the addition of this use. The surrounding area is predominantly commercial, with the nearest residential development being a single family development to the north; therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GREGORY MURRY
CONTACT: GREGORY MURRY, MAIN EVENT BARBERSHOP, 3603 N. LAS VEGAS
BLVD., SUITE 116, LAS VEGAS, NV. 89115

DRAFT



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0599</u> DATE FILED: <u>10-24-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12-1-22</u> PC MEETING DATE: <u>12-20-22</u> H-2 (AE-70/APR-2) BCC MEETING DATE: _____ Business Employment FEE: <u>8675.00</u> WM
	PROPERTY OWNER NAME: <u>Ava Mina Worldwide Investments, LLC / SAMEH SANAD</u> ADDRESS: <u>614 Alameda De Las Pulgas</u> CITY: <u>Redwood City</u> STATE: <u>CA</u> ZIP: <u>94061</u> TELEPHONE: <u>(650)796-9715</u> CELL: <u>(650)796-9715</u> E-MAIL: <u>myway2lead@gmail.com</u>
	APPLICANT NAME: <u>Gregory Murry</u> ADDRESS: <u>3603 N. Las Vegas Blvd., #116</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____ CELL: <u>(708)296-9988</u> E-MAIL: <u>barbershop.mainevent@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Gregory Murry</u> ADDRESS: <u>3603 N. Las Vegas Blvd.,</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____ CELL: <u>(708)296-9988</u> E-MAIL: <u>barbershop.mainevent@gmail.com</u> REF CONTACT ID #: _____	

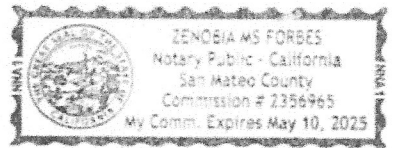
ASSESSOR'S PARCEL NUMBER(S): 140-07-601-012
 PROPERTY ADDRESS and/or CROSS STREETS: 3603 N. Las Vegas Blvd / Lamb + Las Vegas Blvd
 PROJECT DESCRIPTION: Barber Shop suit 116

(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)*

 Sameh Sanad
 Property Owner (Print)

STATE OF California
 COUNTY OF San Mateo
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 28, 2022 (DATE)
 By Sameh Sanad
 NOTARY PUBLIC: _____



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

From: [Main Event Barbershop](#)
To: [Mara Weber](#)
Subject: Fwd: Justification Letter
Date: Tuesday, September 20, 2022 2:03:18 PM

----- Forwarded message -----

From: **Bliss Love** <bblissfull8@gmail.com>
Date: Tue, Sep 20, 2022 at 1:42 PM
Subject: Justification Letter
To: <barbershopmainevent@gmail.com>

UC-22-0599

My Beauty Salon will provide a positive impact due to the fact all employees and residents will have the opportunity to receive a professional service. My patrons will utilize the Lamb and Las Vegas Blvd. Ingress and Egress. There will be no impact on the adjacent properties. The customer's will park in one of twenty 25 designated parking spots on site at the thunderbird plaza at 3603 n Las Vegas Blvd. Las Vegas Nevada 89115. I am applying for a use permit basic on the H-2 zoning and being in the airport environment (APZ-2) for the estimated flow of customer's. Two-five people per hour, during buisness peak hours. Hours of operation 10am-6pm Monday threw Saturday.

12/20/22 PC AGENDA SHEET

REDUCE SETBACKS
(TITLE 30)

CAREY AVE/LOS FELIZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0597-NORIEGA, CRISOL & MENDEZ, ISAI LUNA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Sabroso Street, 970 feet south of Carey Avenue within Sunrise Manor. MK/nm/syp (For possible action)

RELATED INFORMATION:

APN:

140-23-116-041

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the side setback to 2 feet where a minimum of 5 feet is required per Table 30.40-2 (a 60% reduction).
- b. Reduce the rear setback to 1 foot where a minimum of 5 feet is required per Table 30.40-2 (an 80% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2250 Sabroso Street
- Site Acreage: 0.1
- Project Type: Reduce setbacks for an existing detached patio cover
- Building Height (feet): 8
- Square Feet: 279

Site Plan

The plan depicts a single family residence centrally located on the site, which was constructed in 1986. An existing detached patio cover is located within the rear yard of the existing residence, 2 feet from the north (side) property line and 1 foot from the east (rear) property line. This patio cover was built without permit and a notice of violation (CE22-01719) has been issued. The

subject accessory structure is set back 5 feet from the south property line and is 12 feet apart from the primary residence. Therefore, it meets the other setback and separation requirements.

Elevations

The plan depicts an 8 foot high detached patio cover constructed of metal columns and a flat metal roof, painted in earth tone color.

Floor Plan

The plan shows a 279 square feet existing detached accessory structure which is being used as a shade structure.

Landscaping

No change to the existing landscaping is proposed or required for this application.

Applicant's Justification

The applicant indicates that being a first time homebuyer, they were unaware of research required to verify the legitimacy of the patio cover. Furthermore, the applicant states that the main purpose of this patio cover is to provide sufficient protection from the sun during special occasions, such as family birthdays and holidays, and daily playtime for their children.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-103-81 UC-101-81	Reclassified from R-E to R-2 zoning and constructed a single family residential subdivision with a zero lot line	Approved by BCC	July 1981

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

This patio cover was built without permit and there is an active CCPRO case for it (CE22-01719).

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Appropriate setbacks help to preserve the appeal and integrity of an area, and moderate visual impacts and possible safety issues by creating a buffer space that can be used for landscaping to screen uses. By reducing setbacks, the apparent mass and bulk of structure can become more apparent from adjacent properties. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and that for any sanitary sewer needs, applicant is to contact the City of Las Vegas.

TAB/CAC:

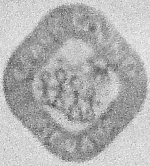
APPROVALS:

PROTESTS:

APPLICANT: ISAI LUNA

CONTACT: ISAI LUNA, 2250 SABROSO STREET, LAS VEGAS, NV 89156

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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-22-0597</u> DATE FILED: <u>10.24.22</u> PLANNER ASSIGNED: <u>Negur M</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12.01.22</u> PC MEETING DATE: <u>12.20.22</u> BCC MEETING DATE: _____ FEE: <u>\$775.00</u>
	PROPERTY OWNER NAME: <u>Isai Luna Mendez</u> ADDRESS: <u>2250 Sabroso St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>702-818-0322</u> E-MAIL: <u>isailuna2014@yahoo.com</u>
	APPLICANT NAME: <u>Isai Luna Mendez</u> ADDRESS: <u>2250 Sabroso St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>702-818-0286</u> E-MAIL: <u>isailuna2014@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Isai Luna Mendez</u> ADDRESS: <u>Isai Luna Mendez</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>702-818-0286</u> E-MAIL: <u>isailuna2014@yahoo.com</u> REF CONTACT ID #: _____	

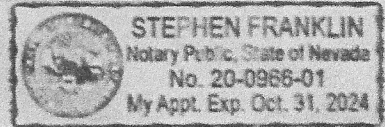
ASSESSOR'S PARCEL NUMBER(S): 140-23-116-041
 PROPERTY ADDRESS and/or CROSS STREETS: 2250 Sabroso St, Las Vegas, NV 89156
 PROJECT DESCRIPTION: Aluminum Patio Cover

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

[Signature] Isai Luna Mendez
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2022 (DATE)
 By Isai Luna Mendez
 NOTARY PUBLIC: Stephen Frank



*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.

Isai Luna Mendez
2250 Sabroso St.
Las Vegas, Nevada 89156
(702) 818-0322

April 04, 2022

WS-22-0597

Clark County Department of Comprehensive Planning
500 Grand Central Pkwy #1
Las Vegas, NV 89155

**Re: Justification Letter-Land Use Application
Case Number: APR-22-100417**

To Whom It May Concern:

I, Isai Luna Mendez, am writing this letter of justification to respectfully request approval for the aluminum patio cover that was constructed in the backyard of my home on 2250 Sabroso Street Las Vegas, Nevada 89156. . As a first-time homebuyer, I am not yet proficient in the requirements and regulations of homeownership. As a result, I was unaware of the research required to verify the legitimacy of my patio cover. The main purpose of this patio cover is to provide sufficient protection from the sun during special occasions, such as family birthdays and holidays, and daily playtime for my two daughters. My daughters love playing outside and riding their bicycles. I want them to enjoy their childhood without the concern of future skin cancer or eye damage. According to the University of California San Francisco, children under the age of 10 are at a high risk for skin and eye damage from UV radiation.

The patio cover is located at the back of the property, 1' away from the property line. The material used to construct the patio cover was purchased from Duralum Products, Inc. and can withstand 110 miles per hour wind. The patio cover base is 9' by 34', equal to 306 sq. ft and 8' high. It contains foam inserts and a gutter in the front of the structure. This patio cover does not contain any electrical or water sources. The total cost of this patio cover was \$6,900.00.

Thank you for your time and consideration.

Should you have any questions, please do not hesitate to contact me at (702) 818-0286 or via email at isailuna2014@yahoo.com

12/21/22 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

GOBI SANDS AVE/ARCTIC SPRING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:

USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-316-004; 140-05-316-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4235 Arctic Spring Avenue
- Site Acreage: 1.3
- Project Type: Cannabis establishment (distribution)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 7,411
- Parking Required/Provided: 20/45

Site Plans

The plans depict an existing single story warehouse building and a parking lot located on a project site consisting of 1.3 acres. The warehouse building is located on the northern parcel and the parking lot is located on the southern parcel. Access to the site is granted via 2 existing driveways located along Arctic Spring Avenue. The proposed cannabis establishment (distribution) requires 20 parking spaces where 45 parking spaces are provided. No site or exterior modifications to the building are proposed with this application.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided.

Elevations

The plans depict an existing 1 story warehouse building measuring 23 feet in height to the top of the parapet wall. The building consists of a brick exterior.

Floor Plans

The plans depict an existing 7,411 square foot building consisting of a lobby, storage area, restrooms, and miscellaneous rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is designated Business Employment (BE) in the Land Use Plan and zoned M-D (Designed Manufacturing). The building is located within an overall industrial park and the subject property is an appropriate location for the proposed distribution use.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400123 (UC-0391-17)	First extension of time for a cannabis establishment (retail cannabis store) - expired	Approved by BCC	July 2018
UC-0391-17	Original request for a cannabis establishment (retail cannabis store) in conjunction with an existing dispensary - expired	Approved by BCC	June 2017
UC-0280-14 (ET-0080-15)	First extension of time for a medical cannabis establishment (dispensary) - expired	Approved by BCC	December 2015
UC-0607-15	Medical cannabis establishment (cultivation) within the remaining square footage of the building with a waiver for separation to a residential use - expired	Approved by BCC	October 2015
UC-0280-14	Medical cannabis establishment (dispensary) - expired	Approved by BCC	June 2014
DR-1889-98	Office/warehouse building and parallel parking spaces on a portion of the site	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Industrial & warehouse development

Related Applications

Application Number	Request
UC-22-0611	A use permit for a cannabis establishment (production facility) 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

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

The separation survey shows that all the required separations from community facilities and schools are being met. The crime report indicates that within a 1 mile radius, 212 crime reports were filed by the North Las Vegas Police Department and the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal. Building elevations indicate that a professional appearance will be maintained. Staff finds that the proposed cannabis distribution use will not have an adverse effect on adjacent properties and the character of the neighborhood. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this cannabis distribution use within 2 years of approval or the application will expire.
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEP OPS NV LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		APP. NUMBER: <u>UC-22-0610</u> DATE FILED: <u>10/25/22</u>
<input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input checked="" type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF	PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>12/1/22</u> PC MEETING DATE: <u>-</u> @ <u>6:30 P.M.</u> BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u> FEE: <u>\$5,175</u>
	PROPERTY OWNER	NAME: <u>Landale US Holdings %50 & Crown Real Estate LP %50</u> ADDRESS: <u>5307-4 ST SE</u> CITY: <u>Calgary- Canada</u> STATE: <u>AB</u> ZIP: <u>T2H 1K6</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>DEP Ops NV LLC</u> ADDRESS: <u>3132 S. Highland</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>Rob Slingerland (760) 914-4945</u> E-MAIL: <u>rslingerland@desertevolution.com</u> REF CONTACT ID #: _____


CORRESPONDENT	NAME: <u>Brown, Brown, & Premsrirut -Jay Brown</u>
	ADDRESS: <u>520 S. 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>(702) 598-1484</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

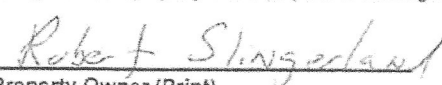
ASSESSOR'S PARCEL NUMBER(S): 140-05-316-004, 005

PROPERTY ADDRESS and/or CROSS STREETS: 4235 Arctic Spring AVE

PROJECT DESCRIPTION: Use permit for retail/medical cannabis production-distributor use permit

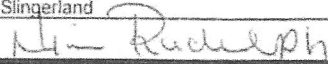
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2022 (DATE)
 By Robert J Slingerland

NOTARY PUBLIC: 


 NINA RUDOLPH
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT NO. 17-1407-1
 MY APPT EXPIRES FEBRUARY 01, 2025

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



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input checked="" type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input checked="" type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE <input checked="" type="checkbox"/> WDS Reduce Separation	STAFF APP. NUMBER: <u>UC-22-0611</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>12/1/22</u> PC MEETING DATE: _____ @ <u>6:30 P.M.</u> BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u> FEE: <u>\$5,650</u>
	PROPERTY OWNER NAME: <u>Landale US Holdings %50 & Crown Real Estate LP %50</u> ADDRESS: <u>5307-4 ST SE</u> CITY: <u>Calgary- Canada</u> STATE: <u>AB</u> ZIP: <u>T2H 1K6</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>DEP Ops NV LLC</u> ADDRESS: <u>3132 S. Highland</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>Rob Slingerland (760) 914-4945</u> E-MAIL: <u>rslingerland@desertevolution.com</u> REF CONTACT ID #: _____

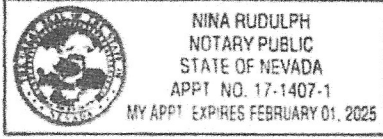
CORRESPONDENT	NAME: <u>Brown, Brown, & Premsrirut -Jay Brown</u> ADDRESS: <u>520 S. 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>(702) 598-1484</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-05-316-004, 005

PROPERTY ADDRESS and/or CROSS STREETS: 4235 Arctic Spring AVE

PROJECT DESCRIPTION: Use permit for retail/medical cannabis production

(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.

<u>[Signature]</u> Property Owner (Signature)*	<u>Robert Slingerland</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>July 27, 2022</u> (DATE) By <u>Robert J Slingerland</u> NOTARY PUBLIC: <u>Nina Rudolph</u>	

*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.

October 24, 2022

UC-22-0610

Mr. Mark Donahue, Principal Planner
Clark County Current Planning 500
Grand Central Pkwy 1st Floor Las
Vegas, NV 89155

PLANNER
COPY

RE: APR-22-101084 & APR-22-1010855

UC - DISTRIBUTOR

Dear Mr. Mark Donahue:

Brown, Brown & Premsrirut has been hired to assist in the transfer of cannabis licenses (production and distributor). The licenses were originally owned by CW Nevada. In July of 2020, the Cannabis Compliance Board (CCB) voted to approve a disciplinary settlement with CW Nevada, LLC, which was in bankruptcy and handled by a state court receiver. Two Special Use Permits are required before the Board of County Commissioners.

Desert Evolution, LLC acquired the production distributor licenses. They are requesting to relocate the licenses to Arctic Spring Avenue. The proposed location is a 7411 square foot building on two parcels with a parking lot. The building is designed with two kitchens, an extraction room, packing and pre-roll. The property is 1.22 acres located on the southwest corner of Arctic Spring Avenue and Gobi Sands Avenue.

The property is designated Business Employment (BE) in the land use plan and hard zoned M-D-Designed Manufacturing. The building is located within an overall industrial park bounded by Craig Road to the north, Alexander on the south, Lamb to the west and a single-family subdivision along the eastern boundary.

Applications requested:

- Special Use Permit for Cannabis Distribution
- Special Use Permit for Cannabis Production
- Waiver to reduce the minimum separation distance of 660 feet to the nearest property line of a residential use to the front door of the production establishment. The nearest residential use appears to be roughly 450 feet to the west. This location previously had cannabis business located within the building and had no impact on the residential neighborhood. The production

This is an appropriate location for these uses and we respectfully request approval.

Respectfully yours,

Brown, Brown & Premsrirut

PLANNER
COPY

CANNABIS ESTABLISHMENT
(TITLE 30)

GOBI SANDS AVE/ARCTIC SPRING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE L P:

USE PERMIT for a cannabis establishment (production).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-316-004; 140-05-316-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a residential use and a cannabis establishment (production) to 435 feet where a minimum of 660 feet is required per Table 30.44-1 (a 34.1% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4235 Arctic Spring Avenue
- Site Acreage: 1.3
- Project Type: Cannabis establishment (production)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 7,411
- Parking Required/Provided: 20/45

Site Plans

The plans depict an existing single story warehouse building and a parking lot located on a project site consisting of 1.3 acres. The warehouse building is located on the northern parcel and the parking lot is located on the southern parcel. Access to the site is granted via 2 existing

driveways located along Arctic Spring Avenue. The proposed cannabis establishment (production) requires 20 parking spaces where 45 parking spaces are provided. No site or exterior modifications to the building are proposed with this application.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided.

Elevations

The plans depict an existing 1 story warehouse building measuring 23 feet in height to the top of the parapet wall. The building consists of a brick exterior.

Floor Plans

The plans depict an existing 7,411 square foot building consisting of a lobby, storage area, restrooms, and miscellaneous rooms for production of cannabis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is designated Business Employment (BE) in the land use plan and zoned M-D (Designed Manufacturing). The building is located within an overall industrial park and the subject property is an appropriate location for the proposed production facility use.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400123 (UC-0391-17)	First extension of time for a cannabis establishment (retail cannabis store) - expired	Approved by BCC	July 2018
UC-0391-17	Original request for a cannabis establishment (retail cannabis store) in conjunction with an existing dispensary - expired	Approved by BCC	June 2017
UC-0280-14 (ET-0080-15)	First extension of time for a medical cannabis establishment (dispensary) - expired	Approved by BCC	December 2015
UC-0607-15	Medical cannabis establishment (cultivation) within the remaining square footage of the building with a waiver for separation to a residential use - expired	Approved by BCC	October 2015
UC-0280-14	Medical cannabis establishment (dispensary) - expired	Approved by BCC	June 2014
DR-1889-98	Office/warehouse building and parallel parking spaces on a portion of the site	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Industrial & warehouse development

Related Applications

Application Number	Request
UC-22-0610	A use permit for a cannabis establishment (distribution) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The separation survey shows that all the required separations from community facilities and schools are being met. The crime report indicates that within a 1 mile radius, 212 crime reports were filed by the North Las Vegas Police Department and the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal. Building elevations indicate that a professional appearance will be maintained. However, since staff is not supporting the waiver of development standards, staff cannot support the use permit request.

Waiver of Development Standards

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

Although the proposed production facility is buffered by an existing building to the west, Staff is concerned the reduced separation may potentially impact the nearby single family residential development. Staff is concerned with the possibility of odor emanating from the production facility and being noticeable by the residents of the neighborhood to the west, across Lamb Boulevard. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- A valid Clark County business license must be issued for this cannabis production facility use within 2 years of approval or this application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEP OPS NV LLC

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**

DRAFT

12/21/22 BCC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

MOJAVE RD/CHARLESTON BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0601-JAMC LLP:

ZONE CHANGE to reclassify 0.2 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT to allow a proposed vehicle sales business.

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW for a vehicle sales business on 0.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side Charleston Boulevard, approximately 300 feet east of Mojave Road within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-01-510-004 through 162-01-510-006

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

WAIVER OF DEVELOPMENT STANDARDS:

Waive street landscaping along Charleston Boulevard where landscaping per Figure 30.64-13 is required.

BACKGROUND:

Project Description

General Summary

- Site Address: 3199 & 2812 E. Charleston Boulevard
- Site Acreage: 0.9
- Project Type: Vehicle sales
- Parking Required/Provided: 12/61

Site Plans

The plans depict an existing vacant parcel with parking spaces to be rezoned from an R-2 Zone to a C-1 Zone to allow for vehicle sales. The parcel is adjacent to 3 existing C-2 zoned parcels to the east that the applicant is proposing to use for a vehicle sales business. Per Title 30, vehicle sales is a permitted use in a C-2 zone and requires a special use permit for a C-1 zone. The applicant is requesting to rezone APN 162-01-510-004 from the existing R-2 zoning to a C-1 zoning and a use permit to allow for vehicle sales. This parcel (APN 162-01-510-004) will be in

conjunction with the adjacent parcels currently zoned C-2 as a part of vehicle sales business that will encompass all 3 parcels. Access is from Charleston Boulevard. The adjacent APN's 162-01-510-005 & 162-01-510-006 have an existing building on-site that will serve as the office for the proposed business. The proposed C-1 zoned parcel will be used for vehicle display only.

Landscaping

No new landscaping is proposed as part of this application and a request to waive street landscaping is included in this application.

Floor Plans

The applicant has provided a floor plan of the office building located at 3199 Charleston Boulevard with offices, sales room, restrooms, and breakroom. No structure or office is proposed for the parcel that is the subject of this rezoning request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the business consists of an existing sales office, ample customer vehicle parking, and stacked parking of display vehicles. G Force Auto Sales is a family owned, neighborhood business that serves the community's need for well running, low to mid-level cars and trucks. The business has not had noise or odor complaints from the nearby residences, and has not received code or business violations from Clark County. The westernmost parcel of the existing business has a planned land use of Neighborhood Commercial and is zoned R-2. The owner would like to make the property uniform, rezone this parcel to a C-1 zone and bring it into compliance, and continue using the property for automobile sales by use permit. The hours of operation will continue to be from 9:00 am to 7:00 pm, Monday through Saturday.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-134-84	Reclassified from an R-1 to a C-2 zoning	Approved by PC	July 1984
ZC-133-72	Reclassified from an R-2 to a C-2 zoning	Approved by PC	January 1973

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	Industrial development (M)	Industrial/commercial retail
South	Compact Neighborhood (up to 18 du/ac)	R-2	Manufactured home park
East & West	Neighborhood Commercial	C-1 & C-2	Commercial retail

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 subject parcel and the parcels adjacent to the east are currently zoned as a mixture of C-1 and C-2 and designated as Neighborhood Commercial in the land use plan. The Neighborhood Commercial land use category provides for a mix of retail, restaurants, offices, service commercial, and other professional services. The requested zone change from the existing R-2 zone to a C-1 zone will provide for opportunities for compact nodes of lower intensity retail and services that will serve residents of the immediate neighborhood. The proposed zoning reclassification complies in part with Sunrise Manor Policy SM-1.2: to repurpose and reinvent vacant or functionally obsolete properties for adaptive re-use in older neighborhoods, and in part with Sunrise Manor Policy SM-1.3: to support the revitalization of those underutilized commercial corridors through compatible infill and redevelopment that establishes more commercial character along these portions of Charleston Boulevard. Staff can support this request.

Use Permit

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the 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.

Commercial businesses are a common use along Charleston Boulevard and currently exist in various forms. The parcel is currently paved with dedicated parking spaces as shown on the site plan and aerial photographs, thus will have minimal impact to the surrounding area. Adjacent parcels directly to the east are zoned C-2, which allows for vehicle sales as a permitted use. Staff believes the request for vehicle sales for the parcel zoned C-1 is an appropriate use for the immediate area and should not have any negative impacts to the surrounding area.

Waiver of Development Standards:

Typically, staff does not support the reduction in street landscaping due to the visual benefit to the community. Review of the surrounding properties show no street landscaping along Charleston Boulevard and this requirement, if applied to this application, would create a small landscape area interrupted by no landscaping along the other portions. However, in this case the reduction to the required street landscaping is minimal. Staff can support this request.

Design Review

The plans depict the existing buildings and parking lot as shown are appropriate for the site in terms of design and functionality. This location has served as a commercial property for several years and the proposed plans depict a use, design, and location that will not have negative impacts to the surrounding area. The proposed vehicle sales use is a functional extension for the

existing commercial developments in this immediate area; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GE CONSULTING

CONTACT: GE CONSULTING, 1442 WHITE DR., LAS VEGAS, NV 89119



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 checked="" type="checkbox"/> CONFORMING (ZC) NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-22-0601</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12/1/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/21/22</u> FEE: <u>2,225.00/80</u>
	PROPERTY OWNER NAME: <u>JAMC LLP</u> ADDRESS: <u>3199 E Charleston Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>(702) 373-8179</u> CELL: <u>(702) 373-8179</u> E-MAIL: <u>JandMAutoLV@gmail.com</u>
	APPLICANT NAME: <u>Juan M. Gamboa</u> ADDRESS: <u>4339 Flagship Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 373-8179</u> CELL: <u>(702) 373-8179</u> E-MAIL: <u>JuanMGamboal@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Greg Esposito</u> ADDRESS: <u>1442 White Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 375-4957</u> CELL: <u>(702) 375-4957</u> E-MAIL: <u>GEsposito@cox.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16201510004, 16201510005, 16201510006

PROPERTY ADDRESS and/or CROSS STREETS: 3199 E Charleston Blvd. Las Vegas, NV. 89104

PROJECT DESCRIPTION: Automobile Sales

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.

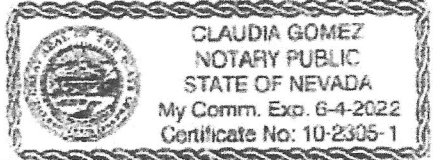
Juan Gamboa
Property Owner (Signature)*

Juan Gamboa
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02/09/2022 (DATE)

By Juan M. Gamboa
NOTARY PUBLIC: Claudia Gomez



*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.

GE Consulting
Greg Esposito

GESposito@cox.net
702.375.4957

August 15th, 2022

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

20-22-0601

Re: Justification letter for a conforming zone change with a use permit and a design review for an existing automobile sales business.
3199 E Charleston Blvd. Las Vegas, NV. 89104
APN 162-01-510-004, 005, and 006

On behalf of our client, we are respectfully submitting this application for a conforming zone change, use permit, and design review for an existing automobile sales business. Currently, over three quarters of the business has a planned land use of Neighborhood Commercial (NC) and is zoned General Commercial (C-2). The westernmost parcel of the existing business has a planned land use of Neighborhood Commercial and is zoned Medium Density Residential (R-2). The owner would like to make the property uniform, bring it into compliance, and continue using the property for automobile sales.

G Force Auto Sales is a family owned, neighborhood business that serves the community's need for well running low to mid-level cars and trucks. They possess decades of industry experience and have owned the business for over six years. They have no noise or odor complaints from the nearby residences, and no code or business violations from Clark County.

The business consists of an existing sales office, ample customer vehicle parking, and shade structures to accommodate basic mechanical work. The stacked parking spaces on the south side of the site will be used for display vehicle parking. The mechanical work is limited to vehicles sold on site and is not for commercial work. The proposed design will have space for 67 vehicles. Their hours of operation are and will continue to be from 9:00 am to 7:00 pm, Monday through Saturday.

Part of the reason for wanting to bring the property into compliance and conduct a design review is to eliminate the vacant land between the business and Maple Ave. to the south. The street is more of an alleyway than a throughfare for vehicles, collecting trash and attracting homeless people.

We appreciate your review of this application and looking forward to your comments so we can proceed with the application process for the project. Please contact me if you have any questions or need additional information.

Sincerely, Greg Esposito
GESposito@cox.net
(702) 375-4957