



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 2, 2021

6:30pm

## AGENDA

**Note:**

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

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

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

County Liaison(s): County Liaison Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto: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,

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

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

- III. Approval of Minutes for October 28, 2021. (For possible action)
- IV. Approval of the Agenda for December 2, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

**10/20/21 BCC**

- 1. **ET-21-400145 (NZA-0277-15)-S.K. INC PROFIT SHARING PLAN & TRUST:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 0.37 acres from an R-1 (Single Family Residential) Zone to an R-3 (Multiple Family Residential) Zone, and 0.74 acres from an R-E (Rural Estates Residential) Zone and an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow non-standard improvement within the right-of-way; **2)** reduced landscaping along a street frontage (Craig Road); **3)** allow access to a residential local street (Calimesa Street); **4)** modify street standards in accordance with Clark County Uniform Standard Drawings.  
**DESIGN REVIEW** for a multiple family development. Generally located on the east and west sides of Calimesa Street and the south side of Craig Road within Sunrise Manor (description on file). MK/bb/jo (For possible action)  
**10/20/21BCC**

**12/07/21 PC**

- 2. **NZA-21-0562-MOSAIC HOLLYWOOD 247, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: **1)** single family residential; and **2)** finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action) **12/07/21 PC**
- 3. **TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action) **12/07/21 PC**
- 4. **UC-21-0583-KOBOLD CONSTRUCTION G P:**  
**USE PERMITS** for the following: **1)** recycling center in the APZ-2 Overlay District; and **2)** reduce the setback from a recycling center to a non-industrial use.  
**DESIGN REVIEW** for a recycling center within an existing office/warehouse complex on 1.7 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located 450 feet south of Colton Avenue, 650 feet east of Lamb Boulevard within Sunrise Manor. MK/al/jo (For possible action) **12/07/21 PC**
- 5. **TM-21-500081-WARDLEY PROPERTIES LLC:**  
**HOLDOVER TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action) **12/07/21 PC**

12/08/21 BCC

6. **WS-21-0614-WARDLEY PROPERTIES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to not provide cross access.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jvm/jo (For possible action) **12/08/21 BCC**
7. **DR-21-0603-CHURCH BAPTIST FIRST FIL-AM LV:**  
**DESIGN REVIEWS** for the following: **1)** place of worship; and **2)** finished grade on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Desert Inn Road, 535 feet east of Mountain Vista Street within Sunrise Manor. TS/sd/jo (For possible action) **12/08/21 BCC**

12/21/21 PC

8. **UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**  
**USE PERMIT** for a minor training facility within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 and AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action) **12/21/21 PC**

VII. General Business:

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

IX. Next Meeting Date: December 16, 2021.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

October 28, 2021

### MINUTES

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Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – EXCUSED  
Briceida Castro– Vice Chair –PRESENT Max Carter- PRESENT  
Earl Barbeau – PRESENT Planning- Steve Demerritt

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison: Beatriz Martinez

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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 October 14, 2021 Minutes

Moved by: Ms. Castro  
Action: Approved  
Vote: 4-0/ Unanimous

IV. Approval of Agenda for October 28, 2021

Moved by: Mr. Carter  
Action: Approved with Item #1 being held  
Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez mentioned “Trunk-or-Treat” is being held at the Lewis Family park parking lot October 30, 2021 4-6pm and Coco the movie will be shown at 6pm.

VI. Planning & Zoning

11/02/21 PC

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

**Action: Held Per Applicants Request**

2. **UC-21-0554-CALNEV PIPELINE CO:**  
**USE PERMIT** for hazardous materials storage (butane tank) in conjunction within an existing fuel storage facility on a portion of 47.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Sloan Lane, 1,234 feet north of Las Vegas Boulevard North within the Sunrise Manor Planning Area. MK/jor/jo (For possible action)  
11/02/21PC  
Moved by: Mr. Carter  
Action: Approved Per Staff Recommendations  
Vote: 4-0/Unanimous

11/03/21 BCC

3. **ZC-21-0532-2617 LAMB, LLC:**  
**ZONE CHANGE** to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway standards.  
**DESIGN REVIEWS** for the following: 1) office/warehouse building, and 2) finished grade. Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. WM/sd/jd (For possible action) 11/03/21 BCC  
Moved by: Mr. Carter  
Action: Approved Per Staff Recommendations  
Vote: 4-0/Unanimous

11/16/21 PC

4. **DR-21-0533-SCHOOL BOARD OF TRUSTEES:**  
**DESIGN REVIEW** for an animated wall sign in conjunction with a school on 8.5 acres in a P-F (Public Facility) Zone. Generally located on the northwest side of Orchard Valley Drive and the northeast side of Tree Line Drive within Sunrise Manor. TS/jt/jo (For possible action)11/16/21PC  
Moved by: Ms. Castro  
Action: Approved Per Staff Recommendations  
Vote: 4-0/Unanimous

5. **NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:**  
**ZONE CHANGE** to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) single family residential; and 2) finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action) 11/16/21PC

**Action: Held Per Commissioners Request**

6. **TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:**  
**TENTATIVE MAP** consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action) 11/16/21PC

**Action: Held Per Commissioners Request**

7. **UC-21-0546-GOOD BUSINESS ENTERPRISES, LLC:**  
**USE PERMIT** to allow an accessory apartment not architecturally compatible with the principal building on a 0.1 acre parcel in an R-T (Manufactured Home Residential) Zone. Generally located on the south side of Kolanut Lane, 60 feet west of Nutmeg Lane within Sunrise Manor. WM/nr/jo (For possible action) **11/16/21PC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 4-0/Unanimous**

8. **UC-21-0568-RNI-NV, LP:**  
**USE PERMIT** to allow a hookah lounge in conjunction with an existing tavern on 1.0 acre in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue, 257 feet east of Marion Street (alignment) within Sunrise Manor. TS/jor/jo (For possible action) **11/16/21PC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 4-0/Unanimous**

9. **UC-21-0576-DAVIS, JEFFREY W.:**  
**USE PERMITS** for the following: 1) incidental recreational vehicle rentals with vehicle storage in the APZ-1 Zone; and 2) recreational vehicle maintenance separation from single family residential on 2.1 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the east side of Nellis Boulevard, 450 feet north of Alto Avenue within Sunrise Manor. MK/bb/xx (For possible action) **11/16/21PC**  
**Moved by: Mr. Carter**  
**Action: Approved Per Staff Recommendations**  
**Vote: 4-0/Unanimous**

11/17/21 BCC

10. **ET-21-400159 (WS-18-0493)-PLEASANT VIEW PARTNERS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase wall height.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 8.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/bb/jo (For possible action) **11/17/21 BCC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-1**

11. **ET-21-400160 (VS-19-0100)-PLEASANT VIEW PARTNERS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/bb/jo (For possible action) **11/17/21 BCC**  
**Moved by: Ms. Castro**  
**Action: Approved Per Staff Recommendations**  
**Vote: 3-1**

12. **WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**  
**WAIVER OF DEVELOPMENT STANDARDS** for throat depth.  
**DESIGN REVIEWS** for the following: 1) finished grade; 2) distribution center; and 3) alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action) **11/17/21 BCC**  
**Moved by: Mr. Carter**  
**Action: Approved Design Review & Waivers 1A &1C/ Denied Waiver 1B**  
**Vote: 4-0/Unanimous**

13.

**ZC-21-0534-DIAMOND ALTO, LLC:**

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

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

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

**DESIGN REVIEW** for office/warehouse buildings. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor (description on file). WM/jt/jd (For possible action) 11/17/21 BCC

Moved by: Ms. Malone

Action: Denied

Vote: 4-0/Unanimous

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

Moved by: Mr. Carter

Action: Approved

Vote: 4-0/Unanimous

VIII. Public Comment: Mr. Barbeau mentioned an article that was in the Review Journal on October 24, 2021 re: the Coroner Mr. Fudenberg. Ms. Martinez mentioned that Federal applications for Parks & recreational projects are being accepted and the phase #2 for Hollywood will be Starting.

IX. Next Meeting Date: The next regular meeting will be December 2, 2021

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

**NOTE: OFFICIALLY WITHDRAWN AT THE 10/20 BCC**

10/20/21 BCC AGENDA SHEET

MULTIPLE FAMILY & COMMERCIAL DEVELOPMENT  
(TITLE 30)

CRAIG RD/CALIMESA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400145 (NZC-0277-15)-S.K. INC PROFIT SHARING PLAN & TRUST:**

**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 0.37 acres from an R-1 (Single Family Residential) Zone to an R-3 (Multiple Family Residential) Zone, and 0.74 acres from an R-E (Rural Estates Residential) Zone and an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow non-standard improvement within the right-of-way; 2) reduced landscaping along a street frontage (Craig Road); 3) allow access to a residential local street (Calimesa Street); 4) modify street standards in accordance with Clark County Uniform Standard Drawings.

**DESIGN REVIEW** for a multiple family development.

Generally located on the east and west sides of Calimesa Street and the south side of Craig Road within Sunrise Manor (description on file). MK/bb/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-05-203-002; 140-05-203-003; 140-05-303-001; 140-05-303-001; 140-05-303-002

**WAIVERS OF DEVELOPMENT STANDARDS**

1. Allow non-standard improvements (landscaping) within the right-of-way (Calimesa Street) where not permitted.
2. Reduce the landscape area along a street frontage (Craig Road) to 8 feet with an attached sidewalk where a 15 foot wide landscape area is required along an arterial or collector street (a 47% reduction).
3. Allow commercial development to access a residential local street (Calimesa Street).
4.
  - a. Reduce throat depth to 5 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 16% reduction).
  - b. Reduce throat depth to 11 feet 6 inches (previously 13 feet) where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 54% reduction).
  - c. Reduce the distance between a driveway and an intersection (approach side) to 70 feet 2 inches (previously 56 feet) where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 53% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - OFFICE PROFESSIONAL

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



## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 0.37 (residential component)/0.74 (commercial component)
- Number of Units: 5
- Density (du/ac): 13.5
- Project Type: Multiple family and commercial development
- Open Space Required/Provided: 1,000/1,267 square feet (residential component)
- Number of Stories: 1 (commercial component)/1 (residential component)
- Building Height: 21 feet (commercial component)/16 feet (residential component)
- Parking Required/Provided: 33/34 (commercial component)/9/9 (residential component)

#### **Residential Component**

##### Site Plans

The approved plans depict a multiple family residential building consisting of 5 units. The site is 0.37 acres with a density of 13.5 dwelling units per acre. The building is located towards the southern portion of the site with a surface parking lot shown to the north. The building is 4,050 square feet consisting of 3, one bedroom units and 2, two bedroom units. Open space is shown east of the residential building and consists of a barbeque pit and other passive open space areas. The setbacks of the building are as follows: 77 feet to the north property line; 10 feet to the south property line; 20 feet to the east property line; and 10 feet to the west property line. Per Title 30 requirements, for buildings 35 feet or less, the setback may be reduced to zoning district minimum with an intense landscape buffer (which this site provides). There is 1 access point shown from Calimesa Street to the east. The original proposal included waivers of development standards for setbacks and landscaping, but were subsequently withdrawn.

##### Landscaping

The approved street landscape buffer is shown at 8 feet to 20 feet in width and with an existing attached sidewalk. Additional portions of the street landscaping (4 feet to 6 feet) will be in the right-of-way which requires the waiver of development standards to allow non-standard improvements within the right-of-way. Around the building footprint and north of the residential building landscaping is equitably distributed throughout the site. The amount of active open space is depicted at 1,267 square feet where 1,000 square feet is required. This project has common property lines with an existing single family development to the south and west. The landscaping shown at these locations is 10 feet wide, with an intense landscape buffer which includes a double row of off-set Mondel pines.

##### Elevations

The approved plans depict a 1 story, 16 foot high building with cement plaster siding and a pitched concrete tile roofing which resembles a traditional 1 story residential building. Window trim, varied rooflines, and architectural pop-outs will be provided on all sides of the building.

##### Floor Plans

The building is 4,050 square feet consisting of 3, one bedroom units and 2, two bedroom units.

## **Commercial Component**

### Site Plan

These proposed plans were not approved as a condition of approval and requires a redesign; therefore, there are no approved plans for the commercial site.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400188 (NZC-0277-15):

#### Current Planning

- Until August 5, 2021 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Compliance with previous conditions.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0492-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for NZC-0277-15:

#### Current Planning

- A reduction to R-3 zoning for the west parcel (APN 140-05-302-001);
- A resolution of intent to complete construction in 3 years;
- Redesign commercial pad site to the northwest corner of the site;
- Submit a commercial subdivision map for commercial project;
- Design review as a public hearing on final plans;
- Any lighting to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Per Regional Transportation Commission dedicate and construct right-of-way for bus turnouts with a right lane into commercial property and a passenger loading/shelter area

in accordance with Regional Transportation Commission Standards along Craig Road to enhance the safety of the existing stop;

- Nevada Department of Transportation approval.

**Building/Fire Prevention**

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that existing sewer is located within 400 feet of the parcels; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**Applicant's Justification**

The property owner has been delayed in developing this site due to the Covid-19 pandemic and several related deaths in the family. The owner intends to begin work again this year. The owner is in discussion with several fast food franchises and has been unable to secure an agreement to date.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400188 (NZA-0277-15)	First extension of time for R-3 and C-1 zoning	Approved by BCC	October 2018
NZA-0277-15	Original application to establish the R-3 and C-1 zoning for a multiple family and commercial development	Approved by BCC	August 2015
DR-1326-05	4,000 square foot automobile maintenance building on the proposed commercial site - expired	Approved by BCC	October 2005
ZC-0208-03	Reclassified the proposed commercial site to C-1 zoning (request for C-2 reduced to C-1 zoning) for a 6,200 square foot commercial center and a waiver to allow commercial access from a residential street (Calimesa Street) - expired	Approved by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Business and Design/Research Park	R-E & M-D	Undeveloped & office/warehouse complex
South & West	Residential Suburban	R-1	Single family residential
East	Commercial General & Residential Suburban	C-2 & R-1	Commercial center & single family residential

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, although no substantial changes have occurred at the subject site since the original approval, the applicant has made no progress toward commencement of this project since the original approval more than 6 years ago. Therefore, staff cannot support an additional extension of time.

### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time. However, since Planning is recommending denial, staff cannot support this extension of time.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Until August 5, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Compliance with previous conditions.

#### **Current Planning Division - Addressing**

- Compliance with previous conditions.

#### **Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** S.K. INC PROFIT SHARING PLAN & TRUST

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

**DRAFT**

12/07/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

**UPDATE**  
HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:**

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

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

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

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**RELATED INFORMATION:**

**APN:**

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

**DESIGN REVIEWS:**

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

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

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

### History/Overall Site Plan

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

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

### Site Plans

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

### Landscaping

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

### Elevations

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

### Floor Plans

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

### Signage

Signage is not a part of this request.

### Applicant's Justification

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

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

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



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

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

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

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

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

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

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

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

## **Summary**

### Zone Change

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

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

#### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review with an added condition requiring a development agreement to mitigate the impacts of the project, since when combined with the project north of Alto Avenue, the total number of units meets the thresholds of a High Impact Project, and conditions requiring a deed restriction for the senior housing and advisory due to the nearby rock crushing/gravel pit.

#### **Public Works - Development Review**

##### Design Review #2

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

#### **Staff Recommendation**

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

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Expunge NZC-18-0968 and TM-19-500141;
- Provide open space as shown on plans for R-2 development;
- Deed restrictions on the senior housing R-2 zoned project for residents 55 and older;
- Provide disclosure statement that a gravel pit is nearby when signing purchase agreements with future tenants and homeowners;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

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

#### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:** 1 card

**PROTESTS:** 4 cards

**PLANNING COMMISSION ACTION:** November 16, 2021 – HELD – To 12/07/21 – per staff for the applicant to return to the Sunrise Manor Town Board.

**APPLICANT:** LGI HOMES – NEVADA, LLC

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

DRAFT

12/07/21 PC AGENDA SHEET

HOLLYWOOD SPRINGS  
(TITLE 30)

**UPDATE**  
HOLLYWOOD BLVD/ALTO AVE

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

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

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

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RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

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

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**Related Applications**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Expunge TM-19-500141.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

### **Public Works - Development Review**

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

### **Current Planning Division - Addressing**

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

### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** November 16, 2021 – HELD – To 12/07/21 – per staff for the applicant to return to the Sunrise Manor Town Board.

**APPLICANT:** LGI HOMES – NEVADA, LLC

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

DRAFT



12/07/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK  
(TITLE 30)

LAMB BLVD/ALTO AVE

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

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

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

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**RELATED INFORMATION:**

**APN:**  
140-17-301-001

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

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

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

**PLANNING COMMISSION ACTION:** November 2, 2021 – HELD – To 12/07/21 – per the applicant.

**APPLICANT:** ODYSSEY

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

12/07/21 PC AGENDA SHEET

RECYCLING CENTER  
(TITLE 30)

COLTON AVE/LAMB BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0583-KOBOLD CONSTRUCTION G P:**

**USE PERMITS** for the following: 1) recycling center in the APZ-2 Overlay District; and 2) reduce the setback from a recycling center to a non-industrial use.

**DESIGN REVIEW** for a recycling center within an existing office/warehouse complex on 1.7 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone.

Generally located 450 feet south of Colton Avenue, 650 feet east of Lamb Boulevard within Sunrise Manor. MK/al/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-08-401-016

**USE PERMITS:**

1. Permit a recycling center within an APZ-2 Overlay District for the Nellis Air Force Base Airport Environs.
2. Reduce the setback from a recycling center to a non-residential use (single family residential development) to 480 feet where 600 feet is the standard per Table 30.44-1 (a 20% reduction).

**LAND USE PLAN:**  
SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4435 E. Colton Avenue
- Site Acreage: 1.7
- Project Type: Recycling center
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 14,000
- Parking Required/Provided: 29/23

### Request & History

The applicant is seeking approval of a use permit to continue to operate a recycling center at this location. In February 2012 this site was approved for a recycling center with a setback reduction to a single family residential development and hazardous materials storage by action of UC-0625-11. UC-0625-11 was approved by the Planning Commission with a condition for a 5 year time limit for review. The required review application was not filed, and the application expired. The ownership of the business changed and the new owners were not aware of the time limit for review. It was discovered that the use permit had expired when the owner tried to make changes to the business license. The Fire Prevention Bureau of the Clark County Building Department has determined that the business will not be storing hazardous materials, so the current request is only for a recycling center with a reduced setback to a residential use. The approval of this request will allow an existing business to continue to operate from this location.

### Site Plan

The request is to re-establish a recycling center within an existing office/warehouse complex. The office/warehouse complex consists of 2 parcels with a total of 4 buildings, with 3 of the buildings located on the northern parcel. The recycling center is located in the building on the southern parcel. Access to the recycling center is from Colton Avenue by a shared access driveway through the northern parcel. Parking for the recycling center is located to the north and south of the building. There are two, 25,000 gallon storage tanks for non-hazardous chemicals located on the southwest corner of this site. North of the storage tanks is an area for the storage of metal containers. Trucks used for the business are parked along the southern property line of the site. Recycling activities are conducted inside the building.

### Landscaping

No changes to landscape areas are proposed or required with this request. The site is located within an existing office/warehouse complex with landscaping located along Colton Avenue.

### Elevations

The existing building is 25 feet in height with a flat roof behind a parapet wall. The building is constructed of concrete block with a stucco finish painted in earth tone colors. The north elevation depicts store front system doors for each suite. The south elevation shows regular doors and roll-up doors and the east and west elevations depict windows.

### Floor Plans

The building has a total area of 14,000 square feet and is divided into 4 lease spaces. The recycling center occupies a 7,028 square foot area in the central portion of the building, which consists of a small office with restroom with most of the space being warehouse area for the recycling operation.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The recycling center is part of a business that is a full-service remediation, hazardous waste collection and transportation, and emergency spill response company. There was a similar use

permit (UC-0625-11) to operate a recycling center at this location which expired. The ownership of the business changed and the prior owner did not inform the new owners about the use permit and conditions for review. The approval of this request will re-establish the approval to operate a recycling center at this location and allow an existing business to continue operations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0625-11	Recycling center with reduced setback to a residential use and hazardous materials storage - expired	Approved by PC	February 2012
DR-0152-00	Office/warehouse complex that included this site and the parcel to the north	Approved by PC	March 2000
ZC-2279-97	Reclassified the site to an M-1 zone	Approved by BCC	February 1998

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Office/warehouse facility
South	Industrial	M-1	Storage yard
East	Industrial	M-1	Manufacturing facility
West	Industrial	M-D	Undeveloped parcel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Use Permits**

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

UC-0625-11 was approved to allow a recycling center and hazardous material storage facility at this location, however, that application expired by the prior operator of the site. The recycling center has a different owner now and is seeking re-approval of the use permits for the recycling center with the reduced setback to the residential development to the north. The site will not be used for hazardous material storage. Staff has not found a record of any issues or complaints about the operation of the recycling center or hazardous material storage when the site was operated by the previous owner. This request for the recycling center is less intense than the prior approval for this site. Since there was a past approval for a recycling center at this location without any indications of problems for the abutting developments, staff finds that the request is appropriate for the location and will not result in a substantial or undue adverse effect of adjacent properties and supports the use permits.

### Design Review

The site is in an M-1 zoning district, which allows for outside storage. The storage tanks, truck parking areas, storage areas for the business are all consistent and compatible with existing developments on the adjacent properties. Therefore, staff supports the design review.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.

#### **Building Department - Fire Prevention**

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

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that 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:** WILLIAM ROBERTS

**CONTACT:** CLAYTON NEILSEN, 6765 WEST RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC) <u>67500</u></p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>67500</u></p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-21-0583</u>      DATE FILED: <u>10-4-21</u></p> <p>PLANNER ASSIGNED: <u>AI</u></p> <p>TAB/CAC: <u>Sunrice Mana</u>      TAB/CAC DATE: <u>12-2-21</u></p> <p>PC MEETING DATE: <u>12-7-21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,350</u></p>
<b>PROPERTY OWNER</b>	<p>NAME: <u>Kobold Construction General Partnership</u></p> <p>ADDRESS: <u>1258 W. Mission Blvd.</u></p> <p>CITY: <u>Ontario</u>      STATE: <u>CA</u>      ZIP: <u>91762</u></p> <p>TELEPHONE: <u>702.396.4148</u>      CELL: _____</p> <p>E-MAIL: <u>Roberts.william@cleanharbors.com</u></p>	
<b>APPLICANT</b>	<p>NAME: <u>Clean Harbors Environmental Services, Inc.</u></p> <p>ADDRESS: <u>4435 E Colton Ave</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89115</u></p> <p>TELEPHONE: <u>702.396.4148</u>      CELL: <u>702.758.6019</u></p> <p>E-MAIL: <u>Roberts.William@cleanharbors.com</u>      REF CONTACT ID #: _____</p>	
<b>CORRESPONDENT</b>	<p>NAME: <u>LR Nelson Consulting Engineers - Clayton Neilsen</u></p> <p>ADDRESS: <u>6765 W Russell Road Suite 200</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702.798.7978</u>      CELL: _____</p> <p>E-MAIL: <u>clayton.neilsen@lrneng.com</u>      REF CONTACT ID #: _____</p>	

ASSESSOR'S PARCEL NUMBER(S): 140-08-401-016

PROPERTY ADDRESS and/or CROSS STREETS: 4435 E Colton Avenue

PROJECT DESCRIPTION: Recycling Center in APZ-2 and within 600 feet of SAR

(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)\*

BARRET WOODS  
Property Owner (Print)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

NOTARY REKUNDOYEN  
ATTORNEY

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

APR-21-100624

August 2, 2021

LARRY R. NELSON, P.E.  
President

Department of Comprehensive Planning  
Development Review  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

UC-21-0583

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Use Permit for APN 140-08-401-016**

Dear Staff:

On behalf of our client, we are providing information regarding a Use Permit request for the above-mentioned parcel number, which is located at 4435 E. Colton Avenue. This facility already had a previous Use Permit (UC-0625-11) for the type of work, processes, and materials discussed in this application. That previous use permit has expired and this application is to reinstate the permit and to revise for different ownership. This application is a request to reestablish previously approved uses.

Clean Harbors Environmental Services, Inc. is a full-service remediation, hazardous waste collection and transportation, and emergency spill response company. The office will be staffed with full time employees from 1:00am to 5:00 pm Monday through Friday. This facility is not open to the public. The company vehicles respond to various spills, clean-ups and routine maintenance within the southwestern United States and return to the site with various liquids and limited solids. The facility is located in an M-1 Zone (light Manufacturing). This facility is consistent with the existing surrounding uses and zoning.

Non-hazardous liquids brought on site will be hydrocarbon-impacted water and pumpage from sand-oil separators serviced in the company's service area. They are aggregated on-site into two 25,000-gallon steel tanks onsite located in the southwest corner of the property. The non-hazardous liquids are transferred into tanker trucks and disposed of at a separate facility as necessary to prevent overflow. None of the chemicals stored in the building are in sufficient quantities to require special occupancy. The drums of corrosives are stored in the building in a fenced off containment area and will only remain at the facility for no more than 10 days awaiting transfer to disposal facilities. There is no long-term storage on-site.

Additionally, drums of non-hazardous solids are emptied into a 20-yard metal roll-off bin. The non-hazardous solids waste bin is transported to an offsite disposal facility when full. No waste is disposed

NEVADA

6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811

Phone 702/798-7978  
Fax 702/451-2296

UTAH

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801/565-8580  
Fax 801/565-9340

of on-site. Unserviceable drums that are unacceptable for re-use after solid waste consolidation are placed into an open-top roll-off container. This container of empty drums is brought to a local metal recycling facility.

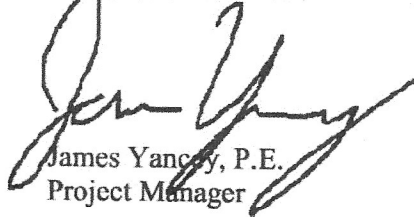
The Nevada State Fire Marsh has issued a Nevada Hazmat Facility Report for the existing SFM Permit (Period from March 1, 2021 to February 28, 2022). This report is included with the application of this Use Permit.

The Southern Nevada Health District (SNHD) previously classified this facility as a Recycling Center and a Use Permit was required for a recycling center and the storage of hazardous materials. The previous permit (UC-0625-11) approved this use and this application is to reestablish that Use Permit.

If you have any questions or concerns, please contact this office at your earliest convenience.

Sincerely,

L. B. NELSON CONSULTING ENGINEERS, LLC.



James Yancy, P.E.  
Project Manager

12/08/21 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

MOUNTAIN VISTA ST/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0603-CHURCH BAPTIST FIRST FIL-AM LV:**

**DESIGN REVIEWS** for the following: 1) place of worship; and 2) finished grade on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Desert Inn Road, 535 feet east of Mountain Vista Street within Sunrise Manor. TS/sd/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

161-08-810-033

**DESIGN REVIEWS:**

1. Place of worship.
2. Increase finished grade to 61 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 239% increase).

**LAND USE PLAN:**

SUNRISE MANOR - INSTITUTIONAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4690 E. Desert Inn Road
- Site Acreage: 0.7
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 3,000
- Parking Required/Provided: 30/30

Site Plans

The plans depict a proposed place of worship located along Desert Inn Road. The existing place of worship was originally approved by a use permit (UC-0052-89) and has been in continual use. The existing facility will be demolished to make room for this proposed place of worship. The plans show a new church building of approximately 3,000 square feet, located along the western

edge of the property approximately mid-site. Parking will be located to the north and south of the new structure. Access is from Desert Inn Road and a trash enclosure is shown along the east property line. In addition, the plans depict an increase in finished grade.

Landscaping

The plans depict landscaping for a place of worship with landscape areas along the Desert Inn Road frontage, along the western property line and within the parking lot parking spaces and are shown with landscape islands at each end in conformance with Title 30. Landscaping consists of trees, shrubs, and groundcover.

Elevations

The plans depict a church building of approximately 3,000 square feet. The total height of the building will be 35 feet. Exterior materials include 3 coat stucco and synthetic slat tile roof.

Floor Plans

The plans depict a place of worship with breakrooms, offices, restrooms, and worship hall.

Signage

Signage is not a part of this request.

Applicant's Justification

This project will provide the current and future members of the congregation a new assembly hall and administrative rooms. This project meets the challenge of providing valuable service to the surrounding community with a new quality building. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well developed project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0052-89	Place of worship	Approved by PC	April 1989

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Institutional & Rural Neighborhood Preservation	R-E	Place of worship, undeveloped, & single family residential
South	Residential Suburban	R-T	Single family residential & manufactured homes

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Design Review #1

Staff finds the proposed place of worship replacing the original church building will be compatible with the existing area. Adjacent property to the east is an existing place of worship, and along with the applicant's property have been in operation for several years. Adequate parking is provided on-site and required landscaping is provided. The overall size does not exceed 3,000 square feet with a maximum height of 35 feet, the maximum height allowed per Code. The proposed building elevations comply with Urban Specific Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the public. Staff can support this request.

### **Public Works - Development Review**

#### Design Review #2

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

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

**Building Department - Fire Prevention**

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

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0393-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BEN RIVERA**

**CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,  
HENDERSON, NV 89102**

**DRAFT**

12/08/21 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0614-WARDLEY PROPERTIES, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to not provide cross access.

**DESIGN REVIEW** for finished grade in conjunction with a previously approved distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

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

---

RELATED INFORMATION:

**APN:**  
140-17-301-001

**DESIGN REVIEW:**  
Increase finished grade to 3.5 feet where a maximum of 1.5 feet is allowed per Section 30.32.040 (a 133.3% increase).

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

Site Plan & History

The approved site plan (DR-21-0121) depicted a distribution center (90,042 square feet), with a rectangular shape oriented east to west, with access from 2 proposed commercial driveways. The first driveway is located on the northeast corner of the site adjacent to Alto Avenue. The second driveway is located on the southwest corner of the site adjacent to Lamb Boulevard. Ninety-five parking spaces are located along the north property line, a portion of the west property line, and adjacent to the distribution center, on the north facing elevation. The distribution center design includes 2 loading docks in the rear portion of the building (southwest and southeast corners) and the entrances to the proposed building are located along the north, east, and west facing elevations of the building. The proposed building is set back 77 feet from the north property line, 83 feet from the west property line, 42 feet from the east property line, and 4 feet from the south property line. Pedestrian walkways, trash enclosures, and security camera locations are integrated throughout the design. Cross access was originally proposed on the southeast corner of the site, which was to connect to the existing distribution center to the south; however, the property owner to the south has refused to enter into an agreement. The distribution center building has now been reduced to 89,284 square feet. In addition, the applicant is also requesting to increase the allowed finished grade.



Applicant's Justification

The applicant has provided written documentation from the property owner to the south refusing to enter into a cross access agreement. In addition, the request to increase finished grade is to flatten the site and provide for positive drainage.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-21-0121	Distribution center	Approved by PC	May 2021
UC-1870-03	Allowed a temporary commercial event to exceed the days allowed per Code, and a design review for the event - expired	Approved by PC	January 2004
UC-0275-03	Allowed a commercial center with related commercial uses - expired	Approved by PC	March 2003

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Staff can support the applicants request to not be required to provide cross access to the property to the south. The applicant has provided written documentation of the property owner to south refusing to enter into a cross access agreement. Therefore, staff recommends approval of this request.

## **Public Works - Development Review**

### Design Review

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Building Department - Fire Prevention**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT:** ROSALINDA MEADOR-APARICIO  
**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 S.  
JONES BOULEVARD, LAS VEGAS, NV 89118

**DRAFT**

12/21/21 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

HOLLYWOOD BLVD/CENTENNIAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**

**USE PERMIT** for a minor training facility within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 and AE-75) Zone.

Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

123-26-101-001 ptn

**LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6865 Speedway Boulevard
- Site Acreage: 97.7 (portion)
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 5,000
- Parking Required/Provided: 2,822/2,861 (overall complex)

**Site Plan**

The plans depict an existing in-line office/warehouse building that was originally developed as part of a larger office/warehouse complex. The proposed training facility will be located in a complex in suite Y103. The site also shares access with existing office/warehouse uses to the north and south.

**Landscaping**

No additional landscaping is proposed or required with this application.

Elevations

The plans depict an existing 1 story office/warehouse building constructed of concrete panels and a flat roof with parapet walls and cornice treatments. The elevations also show decorative metal accents and canopies over the entryway.

Floor Plans

The plans depict an open warehouse area with an office and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a use permit that will allow for the manufacture of bullet tips and to allow for up to 30 students. No actual firearms will be used nor will firearm manufacturing be conducted at the facility. The proposed classes are for ammunition reloading training and for those individuals who want to learn how to reload bullets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1003	Office as a principal use	Approved by PC	February 2019
UC-0972-17	Recreational facility (indoor go-kart track) with a waiver to reduce parking	Approved by PC	December 2017
WS-0282-15	Service bar within an existing office/warehouse complex	Approved by PC	September 2015
ZC-0119-96	Reclassified 106.1 acres to an M-1 zone for an office/warehouse complex	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Industrial	M-1	Remaining portions of the office/warehouse complex
West	Industrial - City of North Las Vegas	M-2	Warehouse/distribution building

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

The core function of this site remains a business and industrial park with office/warehouse uses. The site has required parking for the existing and proposed use within the development and is compliant with Urban Specific Policy 99 of the Comprehensive Master Plan which encourages, in part, business and research park uses that are complementary with abutting uses. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Public Works - Development Review**

- No comment.

#### **Building Department - Fire Prevention**

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

#### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RICHARD DIAZ**

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

**DRAFT**



# LAND USE APPLICATION


## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0634</u> DATE FILED: <u>10/26/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12/2/21</u> PC MEETING DATE: <u>12/21/21</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SPEEDWAY COMMERCE CENTER</u> ADDRESS: <u>68651 Speedway Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-643-2476</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Richard Diaz</u> ADDRESS: <u>6213 Olympic Gold St.</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: _____      CELL: <u>(702)970-1819</u> E-MAIL: <u>mrrich16@outlook.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>N/A</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 123-26-101-001  
 PROPERTY ADDRESS and/or CROSS STREETS: N. Hollywood Blvd / Speedway Blvd  
 PROJECT DESCRIPTION: Minor training facility

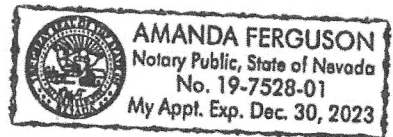
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

      SPEEDWAY COMMERCE CENTER  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 29 2021 (DATE)

By Michael Murphy  
 NOTARY PUBLIC: Amanda Ferguson



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



**KAEMPFER**

**CROWELL**

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August 25, 2021

**VIA UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING

500 S. Grand Central Parkway

Las Vegas, NV 89106

**Re:                   Justification Letter – Use Permit  
                          Richard Diaz  
                          APN: 123-26-101-001**

UC-21-0634

Dear sir or madam:

This firm represents Richard Diaz (the "Applicant") in the above referenced matter. The Applicant is a retired Master Gunnery Sergeant in the United States Marine Corps. The proposed use is located in an existing industrial center located at 6885 Speedway Boulevard, Suite Y103, bearing Clark County Assessor's Parcel Number 123-26-101-001 (the "Property"). The Property is zoned Light Manufacturing (M-1) and master planned Industrial (IND). The Applicant is requesting a use permit for a minor training facility for reloading ammunition with a gunsmith license.

The Property is surrounded by all industrial uses with the Las Vegas Motor Speedway to the southeast of the site. The Applicant requests a gunsmith license to manufacture bullet tips, which is a permitted use in the M-1 zoning district. The Applicant concurrently requests a special use permit for a minor training facility for less than 30 students. No actual firearms will be used nor will firearms be manufactured at the facility. The proposed classes will be for ammunition reloading training only. Those classes are suited for individuals who want to learn how to reload bullets. The existing industrial zoning and surrounding industrial uses provide a suitable setting for this proposed minor training facility with gunsmith license.

Thank you in advance for your consideration. Please contact me if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Joseph E. Dagher

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