



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 12, 2024

6:30pm

### AGENDA

**Note:**

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

Board/Council Members: Harry William, Chair  
 Sonda Cosgrove, Vice-Chair  
 Paul Thomas, Member  
 Earl Barbeau, Member  
 Stephanie Jordan, Member

Secretary: Jill Leiva, 702-334-6892, [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 Name(s), 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, clearly state

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
 KEVIN SCHILLER, County Manager

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

- III. Approval of Minutes for November 14, 2024. (For possible action)
- IV. Approval of the Agenda for December 12, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

## VI. Planning and Zoning

12/17/24 PC

### 1. DR-24-0592-WAL-MART REAL ESTATE BUSINESS TRUST:

DESIGN REVIEW for a new gas station with gasoline pumps in conjunction with an existing shopping center on 7.2 acres in a CG (General Commercial) Zone. Generally located on the east side of Lamb Boulevard and the north side of Colorado Avenue within Sunrise Manor. TS/sd/kh (For possible action)

12/17/24 PC

### 2. VS-24-0597-FREMONT BOULDER CROSSING, LLC:

VACATE AND ABANDON a portion of a right-of-way being Sahara Avenue located between Fremont Street and Palm Street; and a portion of a right-of-way being Palm Street located between Sahara Avenue and Palm Parkway within Sunrise Manor (description on file).TS/jud/kh (For possible action)

12/17/24 PC

### 3. DR-24-0596-FREMONT BOULDER CROSSING, LLC:

DESIGN REVIEW for a restaurant with drive-thru on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)

12/17/24 PC

### 4. TM-24-500129-FREMONT BOULDER CROSSING, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.86 acres in a CG (Commercial General) Zone. Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)

12/17/24 PC

### 5. WS-24-0547-A & J RENTALS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone. Generally located on the west side of Fogg Street, 360 feet south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action)

12/18/24 BCC

### 6. AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal

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KEVIN SCHILLER, County Manager



building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action)12/18/24 BCC

7. **WS-24-0595-SIERRA GROUP HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action)12/18/24 BCC

8. **ZC-24-0607-3591 BOULDER HIGHWAY, LLC:**

**ZONE CHANGE** to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings. Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action)12/18/24 BCC

01/07/25 PC

9. **ZC-24-0660-GREEN OUR PLANET:**

**ZONE CHANGE** to reclassify 1.53 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor (description on file). MK/bb (For possible action)01/07/25 PC

10. **UC-24-0661-GREEN OUR PLANET:**

**USE PERMIT** for an outdoor market.

**DESIGN REVIEW** for a garden and site modifications in conjunction with an existing office building on 1.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor. MK/bb/kh (For possible action)01/07/25 PC

01/08/25 BCC

11. **ET-24-400132 (WS-22-0179)-EJIOFOR, CHIMA & VIVIEN:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following:

1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.

**DESIGN REVIEW** for a multi-family residential development on 0.8 acres in an RM-18 (Residential Multi-Family 18) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/nai/kh (For possible action)01/08/25 BCC

12. **UC-24-0667-COYOTE VALLEY, LLC:**

**USE PERMIT** for a refuse transfer station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow existing attached sidewalks to remain where detached sidewalks are required; and 2) allow modified driveway design standards.

**DESIGN REVIEW** for a refuse transfer station with accessory outdoor storage on 8.92 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay. Generally located on the east side of Marion Drive and the south side of Alto Avenue within Sunrise Manor. MK/md/kh (For possible action)01/08/25 BCC

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KEVIN SCHILLER, County Manager

**13. WS-24-0632-COUNTY OF CLARK (PK & COMM SERV):**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified driveway geometrics; and 2) waive full off-site improvements.

**DESIGN REVIEW** for a public facility building in conjunction with an existing park (Sunrise Park) on 6.4 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Judson Avenue and Linn Lane within Sunrise Manor. MK/jud/kh (For possible action)01/08/25 BCC

**14. WS-24-0674-OLD DOMINION FREIGHT LINE, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping width; and 2) allow an attached sidewalk.

**DESIGN REVIEW** for an expansion to an existing freight terminal on 19.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the north side of Cheyenne Avenue, 600 feet west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)01/08/25 BCC

- VII. General Business: Review and approve the 2025 meeting calendar (for possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: January 16, 2025.
- 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>

**BOARD OF COUNTY COMMISSIONERS**

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KEVIN SCHILLER, County Manager



## Sunrise Manor Town Advisory Board

November 14, 2024

### MINUTES

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Board Members: Harry Williams – Chair –PRESENT Stephanie Jordan –EXCUSED  
Sondra Cosgrove-Vice Chair-PRESENT Paul Thomas-Member-PRESENT  
Earl Barbeau-Member – PRESENT Dane Detommaso- Planning

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: Al Rojas commented that he was interested in Planning & Zoning so he will be Asking questions.

III. Approval of the October 10, 2024 Minutes

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

IV. Approval of Agenda for November 10, 2024

Moved by: Mr. Barbeau  
Action: Approved  
Vote: 4-0/Unanimous

V. Informational Items: None

VI. 

# Planning & Zoning

11/19/24 PC

1. **ET-24-400099 (UC-23-0363)-SALMERON FAMILY TRUST & SALMERON MARTIN & YOLANDA TRS:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) increase the amount of agricultural livestock (small); and 2) allow accessory structures not architecturally compatible with the principal residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an accessory structure in conjunction with an existing single-family residence on 0.64 acres in an RS20 (Residential Single-Family) Zone. Generally located on the south side

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KEVIN SCHILLER, County Manager



of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jm/kh (For possible action)**11/19/24 PC**

**Moved by: Ms. Cosgrove**

**Action: APPROVED per staff recommendations**

**Vote: 4-0/unanimous**

2. **WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)**11/19/24 PC**  
**Moved by: Mr. Thomas**  
**Action: DENIED per staff recommendations**  
**Vote: 4-0/unanimous**

**12/3/24 PC**

3. **PA-24-700027- RAINY DAY INVESTMENTS, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)**12/3/24 PC**  
**Moved by: Mr. Barbeau**  
**Action: ADOPTED per staff recommendations**  
**Vote: 4-0/unanimous**
4. **ZC-24-0557- RAINY DAY INVESTMENTS, LLC:**  
**ZONE CHANGE** to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)**12/3/24 PC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**
5. **WS-24-0558-RAINY DAY INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** alternative lot orientation; **3)** reduce street intersection off-set; **4)** allow attached sidewalks; **5)** reduce driveway separation; and **6)** increase the number of dwelling units on private stub streets.  
**DESIGN REVIEW** for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)**12/3/24 PC**  
**Moved by: Ms. Cosgrove**  
**Action: DENIED per staff recommendations**  
**Vote: 4-0/unanimous**
6. **TM-24-500122-RAINY DAY INVESTMENTS, LLC:**  
**TENTATIVE MAP** consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action) **12/3/24 PC**  
**Moved by: Mr. Barbeau**  
**Action: DENIED per staff recommendations**  
**Vote: 4-0/unanimous**

12/04/24 BCC

7. **UC-24-0570-CANADA INVESTMENTS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (dispensary) in conjunction with an existing retail complex on 1.09 acres within a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)**12/04/24 BCC**  
**Moved by: Mr. Thomas**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**
  
8. **UC-24-0571-CANADA INVESTMENTS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (retail store).  
**WAIVER OF DEVELOPMENT STANDARDS** for street landscaping.  
**DESIGN REVIEW** for modifications to an existing retail complex on 1.09 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)**12/04/24 BCC**  
**Moved by: Ms. Cosgrove**  
**Action: APPROVED the Use Permit, DENIED the Design Review & Waivers per staff recommendations**  
**Vote:43-0/unanimous**
  
9. **ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:**  
**ZONE CHANGE** to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor (description on file). TS/bb (For possible action) **12/04/24 BCC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED per staff recommendations**  
**Vote: 4-0/unanimous**
  
10. **WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) reduce parking 2) eliminate bicycle parking; 3) reduce street landscaping; 4) eliminate parking lot landscaping; 5) reduce gate setback; and 6) increase fence height.**  
**DESIGN REVIEW** for a commercial complex in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action)  
**12/04/24 BCC**  
**Moved by: Mr. Barbeau**  
**Action: APPROVED with if approved staff recommendations**  
**Vote: 4-0/unanimous**
  
- VII. General Business: Applications deadline is extended until November 20<sup>th</sup> at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Sunrise Manor TAB for a two-year (2-year) term beginning January 2025.
  
- VIII. Public Comment: A neighbor Mr. Rojas wanted to know why the board approved a cannabis application. Mr. Barbeau was commenting on how many red lights are being run, the speeding & accidents in Las Vegas. Mr. Williams brought up about the lack of streetlights on Bonanza & Mt. Hood.
  
- IX. Next Meeting Date: The next regular meeting will be December 12, 2024
  
- X. Adjournment  
The meeting was adjourned at 7:55 pm

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-24-0592-WAL-MART REAL ESTATE BUSINESS TRUST:**

**DESIGN REVIEW** for a new gas station with gasoline pumps in conjunction with an existing shopping center on 7.2 acres in a CG (General Commercial) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Colorado Avenue within Sunrise Manor. TS/sd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-114-002; 161-05-114-003

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1400 S. Lamb Boulevard
- Site Acreage: 7.2
- Number of Stories: 1
- Structure Height (feet): 18 (canopy)
- Square Feet: 440
- Parking Required/Provided: 177/214
- Sustainability Required/Provided: 7/8.5

**Site Plans**

The plans depict a new gas station in conjunction with an existing shopping center for the property located north of Colorado Avenue along Lamb Boulevard. The current zoning is CG (General Commercial), which was rezoned through a previous application of ZC-1246-02. Currently, there is a shopping center at this location. Current access to the shopping center is from Lamb Boulevard and there is cross access with other adjacent commercial properties to the north. The plans submitted depict a new gas station with gasoline pumps adjacent to Lamb Boulevard in front of the existing commercial building.

The proposed gas station, gasoline pumps with a canopy, and kiosk structure will be located in the southwest portion of the parcel and adjacent to the Colorado Avenue driveway. Per the plans there is an existing undeveloped pad site in front of the existing commercial building. The plans show a setback of 75 feet from the right-of-way of Lamb Boulevard and 125 feet from Colorado Avenue. Currently, there are 214 spaces with 177 spaces required. Per the plans submitted the



new gas station and gasoline pumps requires a total of 7 spaces. The proposed site plan shows removal of 30 spaces to make room for the gas station canopy, gas station pumps, and underground storage tanks. The circulation plan shows this area will also be used for traffic and customers utilizing the gas station pumps. Overall on-site parking will be reduced, but still exceed the minimum requirements of Code with 184 spaces in total. Pedestrian pathway will be provided to guide customer to the existing commercial building to the gasoline station pumps and kiosk. There is an existing trash enclosure located in the rear of the commercial building. No changes are proposed to existing landscaping or the principal commercial building.

#### Landscaping

The plan depicts existing landscaping throughout the parking lot and along Lamb Boulevard with a detached sidewalk. No landscaping is being removed from the interior parking lot to make room for the proposed gas station, gasoline pumps, and kiosk as it is currently an undeveloped pad site. Both parking lot and perimeter landscaping will not change where previously approved along Lamb Boulevard. Likewise, per the applicant they will replant any landscaping where needed per the approved landscape plan for the approval of the commercial building.

#### Elevations

The overall height of the proposed gas station canopy will be 18 feet to the top of the canopy roof and 14 feet to the bottom of the canopy. The kiosk structure is shown up to 14 feet in height. The exterior materials include split face CMU columns, pre-finished canopy with white, grey, and blue colors. The gas station canopy measures 40 feet by 139 feet. The proposed kiosk will have a stucco exterior finish with charcoal color, pre-finished ACM panel, pre-finished cornice with blue colors, steel door, and windows. Bollards are shown on the plans to prevent automobiles from crashing into the gas station pumps or the kiosk building and are noted on the plans to be painted yellow.

#### Floor Plans

The plans depict a kiosk building, measuring 440 square feet in area with a cooler, office, restroom, and equipment room. The gas station canopy is not enclosed, and the plans submitted by the applicant show the layout of gasoline pumps, trash can, fire extinguisher, fire dispenser, pipe guard, and signage locations.

#### Applicant's Justification

The applicant states that the proposed gas station with gasoline pumps and kiosk with the existing shopping center will serve the adjacent neighborhoods or other customers visiting the site. The proposed gas station and canopy are over 200 feet away from residential uses and screened by the existing shopping center commercial building. The proposed kiosk is connected to the commercial building with pedestrian pathways. The project complies with setback requirements for both canopies and fuel pumps. The applicant states actions will be taken to reduce impacts and include landscape barriers, traffic flow management, sustainable practices, and scale.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-18-900860	Shade structure in conjunction with existing retail grocery store	Approved by ZA	December 2020
UC-1188-06	Outside dining for proposed restaurant on portion of 8.6 acres; design review for commercial buildings	Approved by PC	October 2006
UC-1283-05	Check cashing in conjunction with grocery store; waiver of development standards to reduce setback separation to residential development	Approved by PC	September 2005
TM-500460-04	Commercial subdivision	Approved by PC	September 2005
ZC-1246-02	Reclassified from R-2 to C-2 zoning for a grocery store	Approved by BCC	October 2002
ZC-0165-98	Reclassified 9.7 acres from R-E and R-2 to C-1 zoning for 80,000 square foot shopping center	Approved by BCC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG	Shopping center
South	Public Use	PF	School
East	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS5.2	Single-family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed design of the gas station with gasoline pumps and canopy will not impose any significant impacts to the immediate area. The building and gas station canopy meets the setback requirements between the proposed use and residential uses as well as setbacks from the rights-of-way. The existing residential uses to the east are screened from the gas station and gasoline pumps by the existing commercial building. The proposed gas station with gasoline pumps and

canopy is a common use and is similar to other commercial uses throughout the County and should not cause any undue burdens to the immediate area. Staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Traffic study and compliance.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0472-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** WAL-MART REAL ESTATE BUSINESS TRUST

**CONTACT:** SAMUEL WAISBORD, NASLAND ENGINEERING, 4740 RUFFNER STREET, SAN DIEGO, CA 92111





O (858) 292-7770  
4740 Ruffner Street  
San Diego, CA 92111  
nasland.com

## MEMORANDUM

September 25, 2024  
NE No. 322-154.2

To: Clark County Comprehensive Planning Department  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

From: Michael Nasland, PE

RE: Justification Letter Regarding Application for  
Design Review for  
The property located at 1400 S Lamb Blvd (APN 161-05-114-003)

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To Whom It May Concern:

This letter is written on behalf of the applicant, Wal-Mart Real Estate Business Trust, and shall serve as the required justification letter for the Design Review for a new Walmart Gas Station on the property.

The property is located on the northeast corner of S Lamb Blvd and E Colorado Ave at 1400 S Lamb Blvd, Las Vegas, NV 89104 (APN 161-05-114-003). The subject property lies within the Planned Land Use "Corridor Mixed-Use (CM)", Zoning Classification "Commercial General (CG)", Land Use Plan Area "Sunrise Manor" Community District 2.

This Land Use Application is requesting a Design Review for a new Gas Station in a CG zone in conjunction with an existing shopping center (west of Walmart Neighborhood Market). Based on Table 30.03-1, Gas Stations are Permitted with Conditions within CG zones. Those Conditions are canopies and fuel pumps shall be 30 feet from the right-of-way line on any section line street and 20 feet from the right-of-way line on any non-section line street. Also, in the Urban Area, canopies and fuel pumps shall not be within 200 feet of any area subject to Section 30.04.06, Residential Adjacency.

The property is currently fully developed with a Walmart Neighborhood Market and parking field. The new Walmart Gas Station is proposed on the existing dirt pad site just west of the store. The Gas Station will provide a 40-foot by 139-foot canopy, eight fuel pumps and a 440 square foot kiosk; one ADA stall and six standard stalls will also be provided. There are existing utilities running throughout the site limiting the need to disturb the public right-of-way. The kiosk will connect to an existing 2" water stub, 4" sewer stub, communication line and existing storm drain inlet all within the property; a new transformer is also proposed to service the project.



O (858) 292-7770  
4740 Ruffner Street  
San Diego, CA 92111  
nasland.com

This project complies with Section 30.03.06 for Gas Stations as follows:

1. Canopies and fuel pumps shall be 30 feet from the right-of-way line on any section line street and 20 feet from the right-of-way line on any non-section line street.
  - a. The proposed canopy and fuel pumps are setback 75 feet along S Lamb Blvd and 125 feet along E Colorado Ave. This is well over the requirement.
2. In the Urban Area, canopies and fuel pumps shall not be within 200 feet of any area subject to section 30.04.06, Residential Adjacency.
  - a. The proposed canopy and fuel pumps are setback 423 feet from the adjacent residential subdivision east of the property. This is well over the requirement.

This project also complies with Table 30.04-2 and 30.04-8 for Gas Stations as follows:

1. Vehicle Parking: 1 per 250 of indoor area
  - a. The kiosk is 440 sf which requires 1.76, or 2, parking spaces. The project will provide 7 parking spaces.
2. Bicycle Parking: 10,000 sf and under: 4 spaces minimum
  - a. 2 racks, 4 short-term bicycle parking spaces are provided outdoors within 100 feet of the kiosk.

Since the fuel station is providing less than 100 parking spaces, EV Charging requirements are not applicable based on Table 30.04-5. Existing monument/pylon signage upgrades and/or new signage is not proposed with this review. The existing landscaping onsite was analyzed and additional landscaping, where necessary, is proposed to be re-installed throughout the property per the approved landscape plan ZC-02-1264; however, new landscaping will be in accordance with Title 30.

The addition of a new Gas Station can be effectively managed to ensure minimal impact on adjacent properties while enhancing the overall character of the community. Through careful planning and design, we aim to create a facility that integrates seamlessly into the surrounding development.

#### **Actions to Minimize Negative Impacts**

##### **1. Buffer Zones and Landscaping:**

- **Landscape Barriers:** We will establish landscaped buffer zones with trees, shrubs, and native plants to create a visual barrier and reduce noise pollution. These green spaces will enhance aesthetics and only provide plants on the SNWA/SNRPC Regional Plant List.
- **Screening Fences:** Where necessary, we will install fence enclosures and parapets that align with community standards to further shield adjacent properties from the gas station's equipment.



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San Diego, CA 92111  
nasland.com

## 2. Controlled Access:

- **Traffic Flow Management:** The project will utilize existing entry and exits that minimizes disruption on local roads and directs traffic away from residential areas. Clear signage and striping will guide drivers, ensuring smooth access and egress.

## 3. Sustainable Practices:

- **Environmental Considerations:** The gas station will adhere to stringent environmental standards to manage runoff and prevent contamination. This includes using existing storm drain facilities onsite and maintaining proper drainage systems efficiently.
- **Energy Efficiency:** Implementing energy-efficient lighting will not only lower the facility's carbon footprint but also mitigate any concerns about energy consumption and pollution. Also, all of the kiosk windows are underneath the canopy and there is a 5' overhang provided over all of the doors.

## Design Compatibility with Community Character

### 1. Architectural Aesthetics:


- **Community-Inspired Design:** The gas station's architecture will reflect the local style, incorporating elements such as brick columns, a flat roof, and decorative signage that are consistent with the existing Walmart Neighborhood Market.
- **Scale and Proportion:** We will ensure that the building's height and canopy are in compliance with Title 30, avoiding overwhelming the streetscape by providing larger setbacks from the right-of-way.

### 2. Collaboration with Community:

- **Community Input:** We will actively engage with Clark County, community members and local organizations throughout the planning process, seeking input on design and operational aspects to ensure alignment with community values and needs are met.

By implementing these strategies, the new gas station will not only minimize any potential negative impacts on adjacent properties but also enhance the character of the community and existing development. Our commitment to thoughtful design and sustainable practices ensures that the gas station will harmoniously coexist with its surroundings, benefiting both residents and customers alike.

Sincerely,

  
Michael Nasland, PE



12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-24-0597-FREMONT BOULDER CROSSING, LLC:

**VACATE AND ABANDON** a portion of a right-of-way being Sahara Avenue located between Fremont Street and Palm Street; and a portion of a right-of-way being Palm Street located between Sahara Avenue and Palm Parkway within Sunrise Manor (description on file). TS/jud/kh (For possible action)

RELATED INFORMATION:

APN:

162-01-802-004; 162-01-802-005

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

**Project Description**

The request for the vacation and abandonment of a 6.5 foot wide portion of right-of-way is needed to construct detached sidewalks along Sahara Avenue and Palm Street. The detached sidewalks will be built in conjunction with a proposed restaurant with drive-thru on the southern portion of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1082-00	Reclassified several parcels from C-3 to C-2 zoning	Approved by BCC	September 2000
DR-0188-00	Addition to an existing vehicle sales facility	Approved by PC	March 2000
ZC-0947-97	Reclassified 0.54 acres from H-2 to C-3 zoning for an automobile sales facility	Approved by BCC	August 1997
ZC-0077-92	Reclassified 2.3 acres from H-2 to C-3 zoning for a boat and automobile sales and service center; this application included a variance to allow outside boat storage and service	Approved by BCC	July 1992

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IL	Motel & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Corridor Mixed-Use	H-2 - approved & CG	Gas Station & convenience store
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	H-2 & CG	Financial institution, vehicle maintenance & repair, & recreational vehicle park
West	Corridor Mixed-Use	CG	Vehicle maintenance & repair

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-24-0596	A design review for a restaurant with a drive-thru is a companion item on this agenda.
TM-24-500129	A 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103

**DRAFT**





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-01-802-005

PROPERTY ADDRESS/ CROSS STREETS: 3333 Fremont St., Las Vegas, NV 89104

**DETAILED SUMMARY PROJECT DESCRIPTION**

New McDonalds Quick Service Restaurant

**PROPERTY OWNER INFORMATION**

NAME: Fremont Boulder Crossing LLC

ADDRESS: 3333 Fremont St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

**APPLICANT INFORMATION (must match online record)**

NAME: ACG Design - Kerry Shahan

ADDRESS: 4310 Cameron St., Ste. 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702) 355-9638

CELL \_\_\_\_\_

EMAIL: kshahan@acg.design

**CORRESPONDENT INFORMATION (must match online record)**

NAME: ACG Design - Mackaya Magdaleno

ADDRESS: 4310 Cameron St., Ste. 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL (702) 580-0260

EMAIL: acgdesignpermits@gmail.com

\*Correspondent will receive all communication on submitted application(s).

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



Property Owner (Signature)\*

Ghassan Merhi  
Property Owner (Print)

9/10/24  
Date

**DEPARTMENT USE ONLY**

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION #(s) VS-24-0597

FILED DATE \_\_\_\_\_

FILED DATE 12/13/24

FILED LOCATION Sunrise Manor

ACCEPTED BY JUD  
DATE 10/23/24  
FEE \$ 1200.00

DATE 12/12/24



October 7, 2024

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

**RE: Application for Vacation of Right-of-Way**  
**Project Name: McDonald's at Fremont & Sahara**  
**Assessor's Parcel #: 162-01-802-004 and 005**

To Whom It May Concern:

Please find attached our application for the Vacation of Right-of-Way for the McDonald's at Fremont & Sahara. We have received comment from Public Works that detached sidewalks are required.

All required dedications will be completed after the vacations have been approved through Clark County Comprehensive Planning.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Skorpinski', is written over the typed name.

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157

VS-24-0597

12/17/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**DR-24-0596-FREMONT BOULDER CROSSING, LLC:**

**DESIGN REVIEW** for a restaurant with drive-thru on 2.86 acres in a CG (Commercial General) Zone.

Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-01-802-004; 162-01-802-005

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3333 Fremont Street
- Site Acreage: 2.86
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 3,694 (proposed restaurant)/20,058 (existing vehicle sales and repair)
- Parking Required/Provided: 65/98
- Sustainability Required/Provided: 7/7

**Site Plan**

An existing 20,058 square foot building on the northern portion of the site houses a vehicle sales and repair facility which will remain, but the large parking area will be replaced with a proposed restaurant with a drive-thru. The drive-thru lane wraps around the north, west, and south sides of the building. The proposed 3,694 square foot restaurant will be located on the southern portion of the site. The entrance to the drive-thru lane is located on the north side of the building with a double ordering lane and a 15 foot wide bypass lane.

There are 2 main access points shown along Fremont Street on the west side of the site. An additional access point is Palm Street on the east side. The overall parking will be reduced to 98 spaces, where 174 spaces currently exist. Twenty-three spaces are shown for the restaurant with 75 parking spaces serving the vehicle facility. Parking is provided on the north and east sides of



the site connecting with the existing commercial development to the north. The loading zone and trash enclosure are located on the northeast side of the building.

Landscaping

An existing attached sidewalk is located along Fremont Street. The plans show a 10 foot wide landscaping strip behind the sidewalk with 15 shoestring acacia trees, 15 feet on center, and yellow bird of paradise shrubs. Along Sahara Avenue the plan depicts a detached sidewalk with 3 shoestring acacia trees, 30 feet on center. A detached sidewalk and an ADA access ramp from the sidewalk into the site are located along Palm Street. The tree placement on Palm Street is being modified to 15 feet on center in a cluster in certain areas due to utility and ADA access conflicts. The required number of trees will still be provided, with 6 shoestring acacia trees, and yellow bird of paradise shrubs. Parking lot landscaping consists of 7 large trees and shrubbery.

Elevations

The plan depicts a 19 foot high building with various articulations and material changes on all facades, including aluminum batten, smooth hardi-board plank, alpolie metal panel, and an EIFS stucco finish. The 4 sided architecture shows the building entrances with a covered awning and an enhanced amount of glazing near the entrances. The trash enclosure includes a trellis and is painted to match the color palette of the main building. The color scheme consists of wood grain, iron ore, white, and gray.

Floor Plans

The plans depict a 3,694 square foot building for the proposed restaurant.

Applicant's Justification

The applicant states the overall design of the proposed restaurant is compatible with the surrounding commercial buildings while maintaining an architecturally enhanced appearance. The overall required landscaping is provided throughout the site. The attached sidewalk along Fremont Street is within the NDOT right-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1082-00	Reclassified several parcels from C-3 to C-2 zoning	Approved by BCC	September 2000
DR-0188-00	Addition to an existing vehicle sales facility	Approved by PC	March 2000
ZC-0947-97	Reclassified 0.54 acres from H-2 to C-3 zoning for an automobile sales facility	Approved by BCC	August 1997
ZC-0077-92	Reclassified 2.3 acres from H-2 to C-3 zoning for a boat and automobile sales and service center. This application included a variance to allow outside boat storage and service	Approved by BCC	July 1992

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IL	Motel & undeveloped
South	Corridor Mixed-Use	H-2 - approved & CG	Gas station & convenience store
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	H-2 & CG	Financial institution, vehicle maintenance & repair, & recreational vehicle park
West	Corridor Mixed-Use	CG	Vehicle maintenance & repair

### Related Applications

Application Number	Request
VS-24-0597	A vacation and abandonment for a right-of-way is a companion item on this agenda.
TM-24-500129	A 1 lot commercial subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The design is appropriate and compatible with the area. The architecture of the restaurant will enhance the site. The queuing lane provides adequate space to allow for circulation throughout the site. The applicant is providing a larger number of trees than required and the proposed vegetation is water efficient. The awnings over the windows/entrances provide shade for the patrons. Therefore, staff can support this request.

### Staff Recommendation

Approval.

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



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0158-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-01-802-005

PROPERTY ADDRESS/ CROSS STREETS: 3333 Fremont St., Las Vegas, NV 89104

**DETAILED SUMMARY PROJECT DESCRIPTION**

New McDonalds Quick Service Restaurant

**PROPERTY OWNER INFORMATION**

NAME: Fremont Boulder Crossing LLC

ADDRESS: 3333 Fremont St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89104

TELEPHONE: N/A

CELL N/A

EMAIL: N/A

**APPLICANT INFORMATION (must match online record)**

NAME: ACG Design - Kerry Shahan

ADDRESS: 4310 Cameron St., Ste. 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702) 355-9638

CELL \_\_\_\_\_

EMAIL: kshahan@acg.design

**CORRESPONDENT INFORMATION (must match online record)**

NAME: ACG Design - Mackaya Magdaleno

ADDRESS: 4310 Cameron St., Ste. 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # \_\_\_\_\_

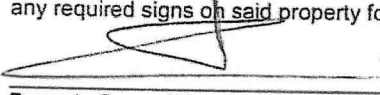
TELEPHONE: \_\_\_\_\_

CELL (702) 580-0260

EMAIL: acgdesignpermits@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.



Property Owner (Signature)\*

Ghassan Merhi  
Property Owner (Print)

9/10/24  
Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER         |

APPLICATION #(s) WS-24-0596

ACCEPTED BY

COMMITTEE DATE

DATE

COMMITTEE DATE

FEE

COMMITTEE DATE

DATE 12/12/24

JUD  
10/23/24  
\$1,300.00



October 21, 2024

Clark County Zoning & Comprehensive Planning  
 500 S. Grand Central Pkwy.,  
 Las Vegas, NV 89155

**McDonald's @ Fremont & Sahara**  
**APN# 162-01-802-004 & 005**  
**APR#24-100808**

**Justification Letter**

To whom it may concern,

We are requesting a Design Review for:

**Restaurant with a Drive-Thru:**

This project is for a new McDonalds restaurant within a new development district that is located upon a CG (General Commercial) zoned parcel. The building provides an appealing architectural aesthetic with the use of Hardi-Plank siding, glass, metal awnings and Vertical Battens.

The building conforms with the following building setbacks:

	<u>Required:</u>	<u>Provided:</u>
Front:	10'-0"	37'-0"
West Side:	10'-0"	31'-0"
East Side:	10'-0"	53'-0"
Rear:	0'-0"	84'-0"

The building height is 18'-9 1/2", that is less than the 50'-0" allowed.

The overall development parking layout has been maintained throughout the site, with adjustments being made to the front of the building to adequately provide 2 ADA spaces. We have provided parking calculation based on shared parking per DR#00-0188, providing 174 spaces where 174 are required. Four bicycle spaces are also being provided that are located near the building entrance that meet the quantity required. With this we have also provided a trash enclosure with a trellis and is to match the color pallet of the main building.

The following landscaping is being provided:

	<u>Required:</u>	<u>Provided:</u>
<u>Parking Lot:</u>	7 Trees	7 Trees
<u>Street Trees:</u>		
- Palm St.:	6.39 Trees	6 Trees
- Sahara Ave.:	2.78 Trees	3 Trees
- Fremont St:	8.09 Trees	15 Trees
<b><u>Total:</u></b>	<b>24.26 Trees</b>	<b>31 Trees</b>

WG-24-05 96



Note: Water-efficient shrubs around the parcel to provide a natural experience for the public.

The building articulation follows the required Design Standards for Nonresidential Developments as we have provided various material changes along all Elevations. The material changes fall within the 50'-0" horizontal articulation standards which include Aluminum Batten, Smooth Hardi-Board Plank, Alpoli Metal Panel, and an E.I.F.S. Stucco finish. We have also provided an articulated Building entrance that incorporates a covered awning and an enhanced amount of glazing near the entrances. Overall, the provided materials present an aesthetically pleasing view of the surrounding area, and greatly enhance the building presentation.

The overall design proposed conforms to the Sustainability requirements as 7 total points have been provided, of which 7 are required for this Nonresidential project. The following 7 sustainable points are being provided through the following criteria outlined in code section, "30.04.05 J Sustainability options". (Please see attached Sustainability Checklist).

Overall, the project for the new McDonalds restaurant will provide an aesthetically pleasing building in this area that will enhance the existing conditions. The building provides a design that is compatible with the surrounding commercial buildings while also maintaining an architecturally enhanced appearance. The design provided complies with Title 30 standards while still providing a visually appealing building.

**Alternative Landscape:**

Palms street requires 6 trees @ 30' on center per title 30. We have provided 6 trees at 15' on center due to our BMP and water devices. We have also provided an intense landscape buffer along Fremont Street to provide more trees for the site.

We are also requesting a waiver of standards and vacation for:

**Waiver - Departure Distance:**

Fremont street requires a 190' minimum departure distance. We have provided 165' departure distance as we are maintaining the existing driveway in NDOT ROW.

**Vacation – Detached Sidewalk:**

Palms Street and Sahara Avenue require detached sidewalk so we will need to vacate right-of-way to accommodate that for the site. Please see Grading Plan for dimensions of vacation.

Let me know if you have any further questions.

Thank you,

  
Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638



12/17/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500129-FREMONT BOULDER CROSSING, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 2.86 acres in a CG (Commercial General) Zone.

Generally located on the northwest side of Sahara Avenue, between Fremont Street and Palm Street within Sunrise Manor. TS/jud/kh (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-01-802-004; 162-01-802-005

**LAND USE PLAN:**  
SUNRISE MANOR - CORRIDOR MIXED-USE

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

- Site Address: 3333 Fremont Street
- Site Acreage: 2.86
- Project Type: 1 commercial lot

The plans depict a 1 lot commercial subdivision on a 2.86 acre site with an existing vehicle sales building located on the north side of the site. There are 2 access points to the site from Fremont Street on the west side and 1 access point from Palm Street on the east side.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1082-00	Reclassified several parcels from C-3 to C-2 zoning	Approved by BCC	September 2000
DR-0188-00	Addition to an existing vehicle sales facility	Approved by PC	March 2000
ZC-0947-97	Reclassified 0.54 acres from H-2 to C-3 zoning for an automobile sales facility	Approved by BCC	August 1997
ZC-0077-92	Reclassified 2.3 acres from H-2 to C-3 zoning for a boat and automobile sales and service center. This application included a variance to allow outside boat storage and service	Approved by BCC	July 1992

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use & Business Employment	CG & IL	Motel & undeveloped
South	Corridor Mixed-Use	H-2 - approved & CG	Gas station & convenience store
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	H-2 & CG	Financial institution, vehicle maintenance & repair, & recreational vehicle park
West	Corridor Mixed-Use	CG	Vehicle maintenance & repair

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-24-0596	A design review for a restaurant with drive-thru is a companion item on this agenda.
VS-24-0597	A vacation and abandonment for a right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0158-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103



12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0547-A & J RENTALS, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow accessory structures established prior to the primary structure; 2) allow a non-decorative fence; and 3) increase the fence height in conjunction with a single-family residential lot on 1.62 acres in an RS20 (Residential Single-Family RS20) Zone.

Generally located on the west side of Fogg Street, 360 feet south of Bonanza Road within Sunrise Manor. TS/nai/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

140-34-103-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow a shipping container established prior to the primary structure where not allowed per Section 30.03.01.
- b. Allow a non-decorative fence established prior to the primary structure where not allowed per Section 30.03.01.
2. Allow a non-decorative fence along the street where fences and walls along a street shall be decorative in urban areas per Section 30.04.03.
3. Increase the fence height to 6 feet where fences are permitted up to 3 feet high on and within 15 feet of the front property line per Section 30.04.03.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 1.62
- Project Type: Accessory structure & fence

Site Plans

The plans depict a 1.62 acre vacant lot accessed from a collector street, Fogg Street, to the east. On the northwest corner of the site, a 340 square foot Connex box is placed which is 10 feet away from the west rear property line and 5 feet away from the north side property line. Also, there is a 6 foot tall non-decorative fence placed along the entire front property line which extends 49 feet along the south side property line. Also along the north property line, 76 feet back of the front property line, there is a 94 foot non-decorative fence with screen panels.

**Floor Plans & Elevations**

The photos depict a 9 foot tall Connex box that has a light grey tint with patches of beige color. The Connex box is 8 foot wide and 42 feet in length.

**Applicant's Justification**

The applicant requests to have a shipping container, placed before the primary house, to store construction tools while the property is under construction. Also, the applicant has placed a non-decorative security fence as the property is being developed. The applicant is planning to remove the shipping container and non-decorative fences once construction is completed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0373	Allowed a single-family development to access a collector street; allowed modified driveway standards, design review for increased finished grade and a single-family residential development	Approved by BCC	October 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Mid- Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**Clark County Public Response Office (CCPRO)**

CE23-19530 and CE24-06491 are active Code Enforcement cases on the property for having a commercial vehicle parked on private residential property, and for having outdoor storage on a residential property, respectively.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

**Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.



Waivers of Development Standards #1a & #1b

Staff finds two building permits have been submitted to Building Department to build a new single-family residence (BD24-16101) and to construct a new CMU wall along the north property line (BD24-08309). It is common for applicants to use Connex boxes and non-decorative temporary fences during construction. However, code allows on-site temporary construction activities in conjunction with a construction project with a valid building permit. Staff realizes that the accessory structures could be allowed without the need of a waiver if the building permit for the house was issued. Although the applicant has a building permit for the house in process, it is unclear how long the temporary structures will be on-site before the house permit is issued and the house is constructed. For these reasons, staff cannot support these requests.

Waivers of Development Standards #2 & #3

Staff understands the fences are temporary and will be removed after house construction is completed. However, these waivers could be avoided by having the house building permit issued prior to installing the fence and placing the Connex box. Staff finds the requests to be self-imposed hardship. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 1 year to remove Connex box and non-decorative fence;
- 3 months to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.



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

**APPLICANT:** SUJHEY JIMENEZ

**CONTACT:** SUJHEY JIMENEZ, A & J CONSTRUCTION, LLC, 202 N. PHYLLIS STREET,  
LAS VEGAS, NV 89110

DRAFT



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-34-103-004

PROPERTY ADDRESS/ CROSS STREETS: Fogg St and E Bonanaza Rd

**DETAILED SUMMARY PROJECT DESCRIPTION**

Land Use Permit: for a Container Box to be on site.  
Subdivision of Parcel.

**PROPERTY OWNER INFORMATION**

NAME: A&J Rentals LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89110

TELEPHONE: 702-630-9334 CELL 702-289-1063 EMAIL: aandjrentalsllc@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: A&J Construction LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89110 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-241-0844 CELL 702-241-0844 EMAIL: Jmz@aandjconstructionlv.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: A&J Construction LLC

ADDRESS: 202 N Phyllis Street

CITY: Las Vegas

STATE: NV ZIP CODE: 89110 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-241-0844 CELL 702-241-0844 EMAIL: Jmz@aandjconstructionlv.com

\*Correspondent will receive all communication on submitted application(s).

(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)\*

[Print Name]  
Property Owner (Print)

08/21/2024  
Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZL            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (S) WS-24-0547

PC MEETING DATE: 12/31/2024

BCC MEETING DATE: \_\_\_\_\_

IAD/CAC LOCATION Sunrise Manor

DATE 11/14/2024

ACCEPTED BY NAI  
DATE 9/30/2024  
FEES \$800.00

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8/27/2024

A&J Rentals LLC  
202 N Phyllis Street  
Las Vegas NV 89110

Dear Recipient:

This letter is to indicate that A&J Rentals LLC, owner of parcel #140-34-103-004, would like to obtain permission to store a container on this property. We are applying for a waiver of development standard for the Container box to be allowed before a primary structure per section 30.03.01.D.3. The container is to store construction tools, all tools will be kept in container to keep the lot clean and maintained. Additionally, we are applying for a Waiver of Development Standards to have a 6-foot nondecorative fence on a residential property per Section 30.04.03.B. There is an active CCPRO #CE24-06491, we will be removing the trailer on land and have spoken to Jackie on 8/13/24, she is relying on a message to Lt. David Pollex to obtain an extension as we are working on obtaining a permit for this container, with active appointments scheduled for approval. An email was also sent to [PublicResponseinfo@clarkcountynv.gov](mailto:PublicResponseinfo@clarkcountynv.gov) on 8/27/2024, indicating extension, as we have not heard from any officer since 8/13/2024.

Please, we ask that you approve this application. Thank you.

Sincerely,

A&J Rentals LLC

SUBMITTED BY:  
SUJILY JIMENEZ  
202 N PHYLLIS STREET  
LAS VEGAS NV 89110  
1-702-241-0844

PLAN  
001

WS-24-0547



12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC:**

**USE PERMITS THIRD APPLICATION FOR REVIEW** for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-28-112-001

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1580 Bledsoe Lane
- Site Acreage: 4
- Project Type: School
- Number of Stories: 2 (existing building)/1 (portable classrooms)
- Building Height (feet): 35 (existing building)/14.5 (modular classroom building)/17 (shade structure)/13 (carport shade structures)
- Square Feet: 25,186 (existing building)/1,420 (modular classroom building)
- Sign Area (square feet): 76 (wall sign)
- Parking Required/Provided: 218/170

History & Site Plan

UC-23-0003 was approved in March 2023 to convert an existing 2 story place of worship into a charter high school (Southern Nevada Trades High School). The previously approved plans depict a carport that is adjacent to a residential development, 10 modular classrooms on the southern portion of the parcel, an outdoor lunch area west of the modular classrooms, and 2 driveways. One gate is shown set back 20 feet from Owens Avenue and the other was shown set back 10 feet from Bledsoe Lane.

UC-23-0003 was reviewed for the first time by application AR-24-400018 (UC-23-0003), which was approved by the Board of County Commissioners (BCC) in April 2024 with an additional Public Works condition for another review as a public hearing by July 17, 2024 for the completion of school zone flasher installation. According to a site plan submitted by the applicant, the school zone flashers are located along Owens Avenue. One flasher is located on the southeast corner of Bledsoe Lane and Owens Avenue to signal traffic heading eastward, and the other is located on the northwest corner of Christy Lane and Owens Avenue to signal traffic heading westward. Photographs provided by the applicant show that the installation of the school zone flashers is already underway. The second application review, AR-24-400088 (UC-23-0003), was approved by the BCC in September of 2024 with an additional Public Works condition to review the status for the school zone flasher installation.

#### Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400088 (UC-23-0003):

##### Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- 3 month review of school flasher;
- Compliance with previous conditions.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Listed below are the approved conditions for AR-24-400018 (UC-23-0003):

##### Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Until July 17, 2024 to review as a public hearing for completion of the school zone flasher installation;
- 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 and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-23-0003:

Current Planning:

- 1 year to review as a public hearing;
- Per revised plans;
- Limitation of 200 students the first year for a total of 400 students thereafter;
- Post “right-turn only onto Owens Avenue during student drop-off and pick-up” sign;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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;
- Reconstruct any unused driveways with full off-site improvements;
- All driveways to be ADA compliant.
- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.



Applicant's Justification

The applicant explains the school flashers were installed and operational on September 18, 2024. However, due to the final inspection requirements from Public Works, the applicant was asked to return for a review in an additional 3 months during the Board of County Commissioners meeting on September 18, 2024. Public Works completed its final inspection of the school zone flashers on October 10, 2024.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-24-400088 (UC-23-0003)	Second application for review for the conversion of place of worship into a charter school	Approved by BCC	September 2024
AR-24-400018 (UC-23-0003)	First application for review for the conversion of place of worship into a charter school	Approved by BCC	April 2024
UC-23-0003	Conversion of place of worship into a charter school	Approved by BCC	March 2023
UC-0226-11	Daycare in conjunction with an existing place of worship	Approved by PC	July 2011
UC-1099-05	Communication facility with a monopole tower	Approved by PC	August 2005
UC-1137-01	Expansion of an existing place of worship with waivers to allow alternative landscaping and reduced parking - expired	Approved by PC	October 2001
UC-1697-96	Office, classroom, and multi-purpose room addition to the existing place of worship	Approved by PC	November 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RM18	Single-family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Public Works - Development Review**

The applicant has complied with all of Public Works conditions.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: RED HOOK SNTHS, LLC**

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-28-112-001

PROPERTY ADDRESS/ CROSS STREETS: South side of Owens Avenue and east side of Bledsoe Lane

**DETAILED SUMMARY PROJECT DESCRIPTION**

Application Review for UC-23-0003

**PROPERTY OWNER INFORMATION**

NAME: Red Hook SNTHS LLC  
 ADDRESS: 2120 E. Grand Avenue, Suite 135  
 CITY: El Segundo STATE: CA ZIP CODE: 90245  
 TELEPHONE: 424.217.1282 CELL 000-000-0000 EMAIL: N/A

**APPLICANT INFORMATION**

NAME: Red Hook SNTHS LLC  
 ADDRESS: 2120 E. Grand Avenue, Suite 135  
 CITY: El Segundo STATE: CA ZIP CODE: 90245 REF CONTACT ID # N/A  
 TELEPHONE: 424.217.1282 CELL 000-000-0000 EMAIL: N/A

**CORRESPONDENT INFORMATION**

NAME: Kaempfer Crowell - Lexa Green  
 ADDRESS: 1980 Festival Plaza Drive  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-792-7000 CELL 702-792-7031 EMAIL: lgreen@kcnvlaw.com

\*Correspondent will receive all project communication

(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.

David Hyun  
 Property Owner (Signature)\*

David Hyun  
 Property Owner (Print)

10.15.24  
 Date

**DEPARTMENT USE ONLY:**

- |                              |  |                              |                               |                             |                             |                             |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input checked="" type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR            | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) AR-24-4100128

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 12/18/2024

TAB/CAC LOCATION Sunrise Manor

DATE 11/28/2024

ACCEPTED BY NAI

DATE 10/24/2024

Fee \$1,400.00



LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

October 22, 2024

**VIA ONLINE SUBMITTAL**

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

**Re: *Justification Letter – Review of Conditions***  
***Red Hook SNTHS, LLC.***  
***APN: 140-28-112-001***

To Whom It May Concern:

Please be advised this firm represents Red Hook SNTHS, LLC. (“the Applicant”) in the above-referenced matter. The Applicant is requesting a review of conditions from a 2023 approval of special use permits (UC-23-0003) for a high school within an existing place of worship and subsequent approvals of review of conditions applications (AR-24-400018 and AR-24-400088). The school is located at 1580 Bledsoe Lane, Las Vegas, Nevada 89110, more particularly described as APN: 140-28-112-001 (the “Property”).

By way of background, on March 8, 2023, the Clark County Board of County Commissioners granted approval for UC-23-0003, which proposed the establishment of a high school specializing in construction trade industry. This approval included special use permits and waivers of development standards. A condition was imposed as part of the approval, mandating a one-year review. The high school began its operations in August 2023, marking the start of the 2023-2024 academic school year.

On April 17, 2024, and September 18, 2024, the Clark County Board of County Commissioners approved applications AR-24-400018 and AR-24-400088, respectively. At the time of the hearing on September 18, 2024, the school zone flashers had been installed, calibrated, and were fully operational. However, due to the outstanding permit and final inspection requirements from Public Works, the Applicant was asked to return for a review in three months. Public Works completed its final inspection of the school zone flashers on October 10, 2024 and has signed off on the off-site permit (PW-23-10170).

SNTHS fully complies with all the conditions specified in the Notices of Final Action for UC-23-0003, AR-24-400018 and AR-24-400088 and is dedicated to ensuring a safe educational environment for its students and families.

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script, appearing to read "Lexa D. Green".

Lexa D. Green

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0595-SIERRA GROUP HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-310-215

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping where required per Section 30.04.01D.
2. Allow attached sidewalks where detached sidewalks are required per Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 0.46
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 3
- Density (du/ac): 6.5
- Minimum/Maximum Lot Size (square feet): 6,698/7,372

Site Plans

The plans depict a proposed single-family residential subdivision consisting of 3 lots, which will be accessed via St. Louis Avenue. The applicant is not proposing any construction at this time.

Landscaping

The applicant is requesting to eliminate the required 10 foot wide street landscape area along Lamb Boulevard, which would require 3 trees, and St. Louis Avenue, which would require 6 trees.



**Applicant's Justification**

The applicant indicates that the 3 proposed lots will be developed as single-family residences in the future. The applicant states that there is no sidewalk to the east along St. Louis Avenue. However, there is an existing attached sidewalk on Lamb Boulevard and around the radius of the curve to St. Louis Avenue. The applicant also states that a detached sidewalk will look out of place and detract from the uniformity of the area. The frontage of the 3 lots is between 49 feet and 67 feet, which will leave no room for detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0165-01	Reclassified from R-2 and R-1 to R-1 (RNP-HI) zoning	Approved by BCC	March 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS5.2	Office & single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

**Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

**Waiver of Development Standards #1**

Landscaping along streets increases pedestrian safety and assists in combating the heat island effect. The heat island effect in this area is among the highest in the valley. Therefore, staff cannot support this request.

**Public Works - Development Review**

**Waiver of Development Standards #2**

Staff cannot support the request to not install detached sidewalks along St. Louis Avenue with new development. Detached sidewalks along streets provide a safer pathway for pedestrians by

increasing the distance from traffic. There is no reason detached sidewalks cannot be provided as detached sidewalk returns to attached at the spandrel and existing attached sidewalks.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIERRA INVESTMENT PROPERTIES, LLC SERIES ST. LOUIS

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,  
LAS VEGAS, NV 89102





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-310-215

PROPERTY ADDRESS/ CROSS STREETS: Lamb/St Louis

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for a detached sidewalk and landscaping.

### PROPERTY OWNER INFORMATION

NAME: Sierra Investment properties LLC Series St Louis

ADDRESS: 175 E Warm Springs Road Suite A

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: 702-270-3000 CELL 702-270-3000 EMAIL: developer@sierragrouplv.com

### APPLICANT INFORMATION

NAME: Sierra Investment properties LLC Series St Louis

ADDRESS: 175 E Warm Springs Road Suite A

CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-270-3000 CELL 702-270-3000 EMAIL: developer@sierragrouplv.com

### CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

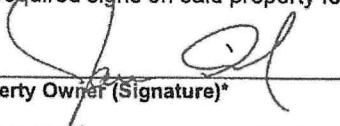
ADDRESS: 1210 Hinson St.

CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 125485

TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@baughman-turner.com

\*Correspondent will receive all project communication

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

Javier Avila-Pena, Manager  
Property Owner (Print)

8/22/2024  
Date

#### DEPARTMENT USE ONLY

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS -24-0595

ACCEPTED BY Rp

PC MEETING DATE \_\_\_\_\_

DATE 10/21/24

BCD MEETING DATE 12/18/24

TAB/CAC LOCATION Suprise Manor DATE 12/12/24



**Baughman & Turner, Inc.**  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

October 3, 2024

**Clark County Current Planning**

500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: MSM 24-600048 - APN 161-05-310-215**

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Standards for detached sidewalks and the landscaping requirement per Figure 30.04.08(5) on a three-lot parcel map located about at the Northeast corner of the intersection of St Louis Avenue and Lamb Boulevard. The vacant 0.46-acre site is comprised of APN 161-05-310-215.

The proposed three lots will be developed as single-family residences. The property is zoned RS-5.2 (Residential Single-family). The parcels are bordered on all four sides by RS-5.2 to the north, south and east. Everything around this parcel has been developed. This is the remaining undeveloped parcel in the area.

This applicant is asking for a Waiver of Development Standards for the detached sidewalk sidewalks and the landscaping requirement per Figure 30.04.08(5) on St Louis Avenue. There is no sidewalk to the to the east much less a detached sidewalk. There is an existing attached sidewalk on Lamb Boulevard and around the radius of the curve to St Louis Avenue. There is sporadic attached sidewalk south and east. The detached sidewalk will look out of place and detract from the uniformity of the area. The lot frontage of the three lots is as short as 49 feet and only as large as 67 feet. With driveway cuts, there is no room to transition in and out of detached sidewalks. The detached sidewalk is not necessary for beautification or pedestrian ease. For these reasons, a waiver of the detached sidewalks and the landscaping requirement per Figure 30.04.08(5) is requested.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas. Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*

  
Josh Harney  
Project Coordinator

WS-24-0595  
RP

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0607-3591 BOULDER HIGHWAY, LLC:**

**ZONE CHANGE** to reclassify 0.6 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for existing commercial buildings.

Generally located on the north side of Boulder Highway, 100 feet west of Dalhart Avenue within Sunrise Manor (description on file). TS/rk (For possible action)

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RELATED INFORMATION:

**APN:**

161-07-102-009; 161-07-102-010

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3591 Boulder Highway
- Site Acreage: 0.6
- Existing Land Use: Automobile sales

Request

This is a zone change request to CG zoning with no plans submitted. The site is currently developed with commercial buildings that have been used as a retail business for auto sales. No changes are proposed to the site. The site is 0.6 acres in size with access from Boulder Highway to the southwest.

Applicant's Justification

The applicant indicates the site has been operating with a commercial use and the request for CG zoning would be in-line with, and consistent with, the business use on the property. Furthermore, there are numerous parcels along Boulder Highway that are already zoned CG.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use & Business Employment	CG & H-2	Motel & auto related uses
East	Business Employment	H-2	Auto related uses
South	Corridor Mixed-Use	H-2	Manufactured home park

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Corridor Mixed-Use	CG	Trailer sales facility

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

The request to CG zoning conforms to the Sunrise Manor Land Use Plan and complies with the goals and policies of the Master Plan. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The requested zoning will be compatible with the commercial development along the south, east, and west sides of this site and staff does not anticipate any adverse impacts with this proposal.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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:** LISA DE SANTIAGO

**CONTACT:** LISA DE SANTIAGO, NEWPORT MOTORS/AZTEC MOTORS, 2711 E.  
SAHARA AVENUE, LAS VEGAS, NV 89104

DRAFT



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-102-009 & 161-07-102-010

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & Sahara Ave

**DETAILED SUMMARY PROJECT DESCRIPTION**

Rezone from H2 to CG  
for a used car dealership that has been licensed since 2006

**PROPERTY OWNER INFORMATION**

NAME: 3591 Boulder Highway LLC  
 ADDRESS: 2711 E Sahara Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89104  
 TELEPHONE: 702-641-3777 CELL 702-326-2623 EMAIL: lisa.desantiago@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: 3591 Boulder Highway LLC  
 ADDRESS: 2711 E Sahara Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-641-3777 CELL 702-326-2623 EMAIL: lisa.desantiago@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LISA deSANTO  
 ADDRESS: 2711 E Sahara Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-641-3777 CELL 702-326-2623 EMAIL: lisa.desantiago@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
Property Owner (Signature)\*

Ghassan Merhi  
Property Owner (Print)

10/21/24  
Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |                             |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) ZC-24-0607

ACCEPTED BY RK

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE 12-18-24

FEE \$ WAIVED - H-2

TAB/CAC LOCATION Sunrise Manor DATE 12-12-24

**3591 BOULDER HIGHWAY LLC**

**2711 E SAHARA AVE**

**LAS VEGAS, NV 89104**

**702-641-3777**

**October 21, 2024**

**Re: Rezoning 3585 & 3591 Boulder Highway**

**The purpose of this letter is to comply with Clark County to rezone the property located at 3585 & 3591 Boulder Highway APN'S 161-07-102-009 & 161-07-102-010 from H-2 to CG.**

**The H-2 zoning district no longer exists in code. We are requesting a conforming zone change to CG. There are numerous parcels along Boulder Highway that are already zoned CG. Auto sales is a permitted use in CG.**

**Both properties have been licensed since 2006 with Used Car Dealer – Secondhand Dealer Class IV.**

**We would like to continue with the same license type for the properties.**

**Thank you,**

A handwritten signature in black ink, appearing to read 'Ghassan Merhi', with a long horizontal flourish extending to the left.

**Ghassan Merhi**

**Manager**



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-24-0660-GREEN OUR PLANET:**

**ZONE CHANGE** to reclassify 1.53 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor (description on file). MK/bb (For possible action)

---

**RELATED INFORMATION:**

**APN:**

140-04-301-012

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4333 Las Vegas Boulevard North
- Site Acreage: 1.53
- Existing Land Use: Office

Applicant's Justification

The applicant is requesting to reclassify the property to CG (Commercial General) from H-2 (General Highway Frontage) zoning. The proposed rezoning will be conforming with the Master Plan designation of Corridor Mixed-Use and the anticipated office and educational garden use.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1814-03	Modified and re-established the Airport Environs Overlay District within Sunrise Manor and Northeast Clark County	Approved by BCC	December 2004
UC-0361-91	Allow a medical care facility - expired	Approved by PC	December 1991

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG (AE-70)	Office & mini-storage
South	Business Employment	H-2 (AE-70)	Multi-family residential
East	Corridor Mixed-Use	CG (AE-70)	Office
West	Corridor Mixed-Use	IP (AE-70)	Developing warehouse

### Related Applications

Application Number	Request
UC-24-0661	A use permit for an outdoor market is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The current zone, H-2, is not a part of the newly adopted Title 30 and is being phased out as new development occurs, and appropriate zoning is applied based on the Master Plan land use designations. The existing land use in the Master Plan for the subject site is Corridor Mixed-Use which supports a mix of retail, restaurants, office, service commercial, entertainment, and other professional services. The requested zone, CG, is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The CG zone conforms to the Corridor Mixed-Use land use designation. Additionally, most of the surrounding area is already zoned CG. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### 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:** MICHELLE CATES  
**CONTACT:** MICHELLE CATES, SR CONSTRUCTION, 3579 RED ROCK STREET, LAS  
VEGAS, NV 89103

DRAFT



01/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0661-GREEN OUR PLANET:**

**USE PERMIT** for an outdoor market.

**DESIGN REVIEW** for a garden and site modifications in conjunction with an existing office building on 1.53 acres in a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the northwest side of Las Vegas Boulevard North, 850 feet southwest of Craig Road within Sunrise Manor. MK/bb/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

140-04-301-012

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4333 Las Vegas Boulevard North
- Site Acreage: 1.53
- Project Type: Garden and outdoor market
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 6,978
- Parking Required/Provided: 23/27

**Site Plan**

The site plan depicts an existing 6,978 square foot commercial office building on 1.53 acres. Access is provided from Las Vegas Boulevard North at the southeast corner of the property. An internal driveway extends north to the north side of the building and to a parking lot in front of the existing building. Twenty-three parking spaces are provided on the south side of the building, including 2 accessible spaces and 1 electric vehicle space. Four additional parking spaces are shown on the north side of the building. An access gate is shown 18 feet from the front property line, which will be open during business hours. A bike rack is shown on the plan on the south side of the building, and pedestrian walkways are provided on the north and south sides of the building with a connection to Las Vegas Boulevard North. The existing parking lot is being moved closer to the building to allow for 15 feet of landscaping and a decorative security fence adjacent to Las Vegas Boulevard North. Trash enclosures are located north of the

building on the east side of the property. The gardens will be constructed in a future phase along the west and north sides of the north end of the internal driveway. The outdoor market will be located north of the building, on the west side of the parking spaces, in a narrow north and south corridor leading to the gardens.

#### Landscaping

The existing landscaping on the property includes about a dozen shrubs in the landscape area immediately adjacent to Las Vegas Boulevard North and 3 fully grown trees on the west property line in the middle of the property that appear to be in poor condition and growing into existing power lines. The 3 trees are proposed to be removed with existing landscaping replaced and additional extensive landscaping added to the property. A total of 16 trees are shown where 8 trees are required. The existing shrubs will remain in the NDOT right-of-way with 4 new large trees and numerous shrubs proposed in the 23 foot wide space behind the front property line. The proposed 8 foot high decorative wall will be approximately 18 feet from the front property line. A new 7 foot high ornamental metal picket fence will be added to the west, north, and east sides of the property. A pedestrian gate will be located at the northeast corner of the property for access to and from the neighboring property for partner organization access.

#### Elevations

The existing building is 22 feet high with painted metal cladding at the roof and mezzanine level, stucco parapet walls screening mechanical units, and first level concrete columns with painted CMU walls and aluminum storefront doors and windows on all 4 sides.

#### Floor Plans

The plan depicts an existing dental office at the southeast corner of the building that will remain. The remainder of the building will house various uses associated with STEM learning, including training space with a demonstration kitchen, a video studio, and multipurpose space. A hydroponics lab is shown on the south-central side of the building. The remainder of the first floor is open office space, a conference room, and individual offices around the southwest corner of the building. The floor plan depicts a 516 square foot mezzanine level accessed by stairs in the middle of the building. A small plant nursery with hydroponics facility is in a dedicated 200 square foot area on the south side of the building. A small-scale food pantry with 100 square feet of storage space inside the building will be in conjunction with the existing food pantry east of the property.

#### Applicant's Justification

The applicant is proposing to renovate and use the existing building for STEM related education that includes avocational training, instruction and tutoring, plant nursery, food pantry, community garden, and general office spaces. In addition, the applicant is requesting a special use permit for an outdoor market. The outdoor market will take place in a 1,000 square foot outdoor area on the north side of the building. Up to 8 community garden plots will be located on the north side of the building. The avocational training and tutoring center will be able to seat up to 28 individuals in a space adjacent to the demonstration kitchen. A filming studio space is in the building and will be used to film during training and food preparation. The applicant will partner with up to 5 schools to provide outdoor market visits, including purchase of market goods during business hours. The community gardens will be developed over time on the



northern 21,228 square feet of the lot. The community gardens will be a future phase of development and are needed to support the educational goals of Green Our Planet, and support STEM learning topics. The outdoor market will allow for the sale of products in support of the educational goals of the development, and teaching business practices. The hours of operation will generally be from 7:30 a.m. to 5:00 p.m. Monday through Friday. The remaining area of the building will continue to be used as a dental office.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1814-03	Modified and re-established the Airport Environs Overlay District within Sunrise Manor and Northeast Clark County	Approved by BCC	December 2004
UC-0361-91	Allow a medical care facility - expired	Approved by PC	December 1991

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG (AE-70)	Office & mini-storage
South	Business Employment	H-2 (AE-70)	Multi-family residential
East	Corridor Mixed-Use	CG (AE-70)	Office
West	Corridor Mixed-Use	IP (AE-70)	Developing warehouse

**Related Applications**

Application Number	Request
ZC-24-0660	A zone change to reclassify the site from H-2 to CG is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis  
Comprehensive Planning  
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The outdoor market is consistent with the Master Plan Policy SM-2.3 supporting community amenities including community gardens, and community gathering spaces. The outdoor market



in, combination with all other uses at this site, will fully utilize the property and is compatible with the Master Plan Policy SM-1.3 for corridor revitalization. Staff supports the use permit.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area, 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed renovation and repurposing of the existing building, parking lot, driveway, and landscaping, will improve the property in support of Master Plan Policy SM-1.2. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

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

##### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

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

##### **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: MICHELLE CATES**

**CONTACT: MICHELLE CATES, SR CONSTRUCTION, 3579 RED ROCK STREET, LAS VEGAS, NV 89103**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14004301012

PROPERTY ADDRESS/ CROSS STREETS: 4333 N Las Vegas Blvd. Las Vegas, NV 89115

### DETAILED SUMMARY PROJECT DESCRIPTION

General Project Scope: Renovation of existing interior office space. Proposed 1,412 sf addition for storage and office/studio areas. Site landscaping and parking revisions. Approx. 21,000 sf community garden proposed for rear portion of parcel.

### PROPERTY OWNER INFORMATION

NAME: Green Our Planet  
ADDRESS: 8020 S Rainbow Blvd. Ste 100-620  
CITY: Las Vegas STATE: NV ZIP CODE: 89139  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Michelle Cates  
ADDRESS: 3579 Red Rock St  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-6111 CELL 702-480-2526 EMAIL: mcates@srbuilt-usa.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Michelle Cates  
ADDRESS: 3579 Red Rock St  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-6111 CELL 702-480-2526 EMAIL: mcates@srbuilt-usa.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Ciara Byrne \_\_\_\_\_ Ciara Byrne \_\_\_\_\_ 9/30/2024  
Property Owner (Signature)\* Property Owner (Print) Date

### DEPARTMENT USE ONLY:

- |                              |  |                              |                               |                             |  |                             |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR            | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AV            | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS            | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                 |

APPLICATION # (s) UC/DR-24-0661 ACCEPTED BY BBB  
PC MEETING DATE 1-7-2025 DATE 11-14-2024  
BCC MEETING DATE \_\_\_\_\_ FEES 1,500  
TAB/CAC LOCATION Sunrise Manor DATE 12-12-2024

APR-24-10/009





November 11, 2024

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155  
(702) 455-4314

RE: Green Our Planet – Office T.I. and Addition, Community Garden  
4333 N. Las Vegas Blvd.  
Las Vegas, NV 89115

Design Review Justification Letter  
APR# 140-04-301-012

## **1. INTRODUCTION**

The property noted above is in the Construction Document phase of design. The exhibits included herein are provided to aid Clark County planning staff in evaluating the proposed changes in land use and building area as it pertains to select portions of the site.

The new property owner, Green Our Planet, is a non-profit organization that focuses on facilitating STEM learning objectives by curating educational gardens and hydroponic gardening units at schools nationwide. They also produce educational learning via film content produced through Green Our Planet Studios, their film and animation branch. Furthermore, Green Our Planet intends to assist the local community by partnering with the adjacent food pantry as well as offer access to a community garden on the premises.

This multi-faceted organization has engaged our team to facilitate the design and construction of their new headquarters located near Nellis Air Force Base along North Las Vegas Blvd. The existing building had been previously used as office and dental care spaces which was part of a multi-phased plan to add two additional buildings. However, only the first building was ultimately constructed and used at the time.

## **2. LAND USE REQUESTS**

It is planned to renovate the existing building and improve the remaining site in order to suit the new owner's needs. To fulfil the community garden objective, and in keeping with the owner's long-term business needs, it is proposed to reclassify a portion of the site's land-use from Office to Community Garden. Cumulative change tables have been prepared for the items above and can be found on Site Plan sheet A-050 for reference.

### **Zoning**

It is proposed to rezone the property from H-2 zoning to GC (General Commercial) zoning. The H-2 zoning is being phased out and we are in receipt of email confirmation from CC Advanced Zoning that the zoning change fees are intended to be waived. The zoning change is a separate

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UC/DR-24-0661



request addressed by this shared justification letter. The exhibits/documentation provided herein are intended to be utilized for documentation of the use changes and the other zoning compliance requirements.

### Use Permits

The anticipated use permits requested for this project are as follows:

Principal Use:	Office	(Conditional)
Accessory Uses:	Farm or Garden	(Conditional)
	Community Garden	(Conditional)
	Avocational Training Facility	(Permitted)
	Instruction or Tutoring Facility	(Permitted)
	Outdoor Market	(Special Use Permit)
	Food Processing	(Special Use Permit)
	Plant Nursery	(Permitted)
Food Pantry	(Permitted)	

A brief description of each intended use in relation to the project is provided here for clarity.

**Office** – The principal use of the building is to be the Headquarters office building for Green Our Planet and Green Our Planet Studios and provide typical office use functions for staff to manage calls, meetings, and production of content related to their business operations. Additionally, there exists another suite within the existing building that is intended to be operated as a dental clinic.

**Community Garden** – Up to (8) community garden plots, or planter beds, are to be designated within the garden area for use by the local community to plant, grow, and harvest their own fruits and vegetables.

**Avocational Training Facility** – One of the main missions of Green Our Planet is to educate the community, including local students and educators, regarding the benefits of properly grown produce such as fruits and vegetables. This is accomplished in a hands-on teaching method involving gardening, caring for the orchard, and demonstrating proper techniques for harvesting, washing, packaging, and preparing the produce that had been grown. Areas designated in the floorplan as a Demonstration Kitchen and Training/Demonstration are to facilitate this engagement with staff and visitors.

**Instruction and Tutoring Facility** – The Demonstration Kitchen is intended to be used by staff to illustrate to visitors the proper ways to wash and prepare the produce that has been harvested. It is also to be used to film educational resources that can be distributed to schools as part of their associated curriculum.

**Outdoor Market** – On occasion, during business hours, an outdoor market may be organized with up to 5 schools in the near proximity. Temporary booths could be set up in the open areas within the garden to allow for the sale of goods to those in attendance. See site plan A-050 for anticipated areas.

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Food Processing – Washing, prepping and packaging of the produce harvested on site may occur in an outdoor area in the garden or indoors at the demonstration kitchen area. No intense processing of the food is intended. The processing would be limited to cleaning and preparing for packaging/storage.

Plant Nursery – A small area within the hydroponics lab is intended to serve as a nursery for propagation of hydroponic plantings in the dedicated gardening units.

Food Pantry – In partnership with the neighboring Food Pantry, The After Market, Green Our Planet intends to donate a large amount of the produce grown on site. Most of the produce will be transported to The After Market for distribution to the end customers. If additional access is deemed necessary, Green Our Planet may designate a small area near the garden for distribution of produce to those in need. This would be scheduled on an as-needed basis and during business hours.

**Design Reviews**

See sheet A-050 for cumulative use tables comparing previously approved conditions to newly proposed totals. No building addition is planned at this time.

A portion of the site is intended to be reclassified as Community Garden Use. The balance of the site is to remain as previously approved for use as Office, Parking, and Landscape. The entry drive configuration is proposed to be revised to reduce the previous 2 entries to 1 and provide a radius type entry with an access gate. The gate is to be set back from the property line by 18' minimum and be open during business hours.

The site is proposed to be surrounded by a 7' tall ornamental metal fence. The fire access lane is proposed to be revised to an alternate turn around type as depicted on the site plan A-050. The building to be fully sprinklered. A new fire riser room and FDC are proposed as shown on the floor plans sheet A-101.

**3. AIRPORT ENVIRONS OVERLAY**

The subject property falls within the AE-70 zone near Nellis Airforce Base. Per Title 30 Table 30.02-7, the required sound attenuation of 25 decibels for Business Services, and 30 decibels for medical other health services, is addressed by the existing building envelope and is noted on the original as-built documentation for the existing building.

**4. HOURS OF OPERATION**

The intended hours of operation for the facility and site will be according to the following:

USE	Hours	Days	# People**
Office	7:30am-4:30pm	M-F	77 max (Typical approx. 30)
Office – Dental Suite	7:30am-4:30pm	M-F	31
Community Garden	7:30am-4:30pm	M-F	16
Avocational Training	7:30am-4:30pm	M-F	33
Instruction or Tutoring	7:30am-4:30pm	M-F	2
Outdoor Market	7:30am-4:40pm	Occasional	50-100*

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Food Processing	7:30am-4:30pm	M-F	2
Plant Nursery	7:30am-4:30pm	M-F	2
Food Pantry	7:30am-4:30pm	M-F	1

\*The Outdoor Market events would be scheduled on an occasional basis and be intended to primarily serve up to 5 schools in near proximity. Participants would mostly arrive by bus or on foot for the event, thereby alleviating the need for additional parking. Parking required has been accounted for in the parking analysis.

\*\*The number of people served is based on the calculated max occupant load per the function of the space designated in the floor plan per IBC table 1004.5.

### 5. PARKING ANALYSIS

The parking analysis for the intended uses is as follows:

PER TITLE 30 TABLE 30.04-2

USE	AREA	PARKING RATIO	REQ SPACES
OFFICE	5,687 SF	1 PER 400 SF	14.22
FARM OR GARDEN	19,550 SF	NONE	0
COMMUNITY GARDEN	1,678 SF	1 PER 2 PLOTS	4.00
AVOCATIONAL TRAINING	484 SF	1:400	1.21
INSTRUCTION OR TUTORING	307 SF	1:400	0.77
OUTDOOR MARKET	1000 SF	1:500	2.00
FOOD PROCESSING	200 SF	1:400	0.50
PLANT NURSERY (INDOOR)	200 SF	1:550	0.36
FOOD PANTRY (INDOOR)	100 SF	1:250	0.40
			23.46 REQ'D
			27 PROV

ACCESSIBLE SPACES REQ'D PER TABLE 30.04-6 = 2 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)

NO LOADING SPACE REQUIRED IF <15,000 SF

### 6. SUSTAINABILITY

The sustainability checklist has been provided for reference. The principal building is existing and therefore typical measures regarding existing orientation, windows, and roofs cannot be altered. Where appropriate, sustainability measures for landscaping requirements, shaded parking, and existing shaded areas are documented as such. The points as documents on the form total 5 overall.

### 7. WAIVERS

No waivers or requests for deviation have been identified to this point.

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Please contact me should further information be required regarding any of the items above.

*Andrew Hansen*

Andrew Hansen, AIA  
Principal Architect  
SR Design

(702) 877-6111  
ahansen@srdesign-usa.com

PLANNED  
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01/08/25 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-24-400132 (WS-22-0179)-EJIOFOR, CHIMA & VIVIEN:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.

**DESIGN REVIEW** for a multi-family residential development on 0.8 acres in an RM-18 (Residential Multi-Family 18) Zone.

Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/nai/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

140-21-702-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear setbacks to 11 feet where a minimum of 20 feet is required per Table 30.40-3 (a 45% reduction).
2. Permit access to a local street (Meikle Lane) where not permitted per Table 30.56-2.
3. Waive requirements for parking lot landscaping where required per Figure 30.64-14.
4.
  - a. Reduce driveway throat depth on Meikle Lane to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
  - b. Reduce the departure distance on Meikle Lane from a street intersection to 141 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 25.8% reduction).

**LAND USE PLAN:**

SUNRISE MANOR – COMPACT NEIGHBORHOOD

SUNRISE MANOR – URBAN NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.8
- Number of Lots/Units: 4/14
- Density: 17.9
- Minimum/Maximum Lot Size (square feet): 7,650/9,218
- Number of Stories: 2
- Building Height (feet): 34



- Square Feet: 15,026
- Open Space Required/Provided: 2,800/2,923
- Parking Required/Provided: 30/30

### Site Plan

The approved site plan shows an undeveloped parcel with frontage along Lake Mead Boulevard to the north, which is a Nevada Department of Transportation right-of-way, and Meikle Lane to the south, which is a local street. The applicant is proposing to develop the site as a multi-family residential development consisting of 4 buildings with a total of 14 units at a density of 17.9 dwelling units per acre. At a future date the site will be subdivided into 4 lots with each building on its own lot. The plans depict 2 building/future lots will take access from Lake Mead Boulevard and 2 from Meikle Lane. The proposed buildings will be in the central portion of the site with parking located in 2 parking lots with a total of 30 parking spaces between the northern and southern portions of the site, in between the buildings and the street. The site is designed so that the 2 buildings fronting the same street will have a shared driveway with joint parking. The rear yard setback reduction will be internal to the development, the reductions are to the future rear property lines when the parcel is subdivided to place each building on its own lot. The revised site plan shows the southern parking lot along Meikle Avenue now has 2 entrances into the southern parking lot.

### Landscaping

The revised plan shows an existing attached sidewalk along Lake Mead Boulevard and the plan depicts a minimum 15 foot wide landscape area along this street consisting of trees, shrubs, and groundcover. An attached sidewalk will be provided along Meikle Lane with a minimum 6 foot wide landscape area adjacent to the street consisting of trees, shrubs, and groundcover.

### Elevations

The revised plan shows buildings are all 2 stories with a maximum height of 34 feet. The buildings have pitched roofs with concrete tile roofing material. The exterior of the buildings have a stucco finish painted in earth tone colors.

### Floor Plans

The revised plan shows a total of 14 units will be built. Buildings A and D will have 3 units per building with 2 bedrooms and a patio. Each unit will be 1,011 square feet.

Buildings B and C will have 4 units per building with 3 bedrooms without a patio. Each unit will be 1,120 square feet. The total building area will be 15,026 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0179:

#### Current Planning

- Each unit to have individual trashcan;
- 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;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0144-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Applicant is requesting an additional 2 year extension for this project. The owner has been working to secure financing to commence this project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0179	Waiver of development standards to reduce setbacks, access to a local street, landscaping, alternative driveway geometrics, and design review for a multi-family residential development	Approved by BCC	September 2022
ZC-0730-06	Reclassified the site to R-3 zoning for a future residential development and required a design review as a public hearing for final plans	Approved by BCC	July 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential & undeveloped



**Clark County Public Response Office (CCPRO)**

CE-24-31435 is an active Code enforcement case on the property for having several vagrant camps.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff recognizes that the applicant has not been able to obtain financing for the project; therefore, no applications have been submitted for the necessary building permits. Furthermore, staff acknowledges this is the first extension of time request. However, if substantial progress is not made towards obtaining building permits for the project, the applicant is advised that staff may not be able to support future extension of time requests.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until September 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.



**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CHIMA EJIOFOR

**CONTACT:** DLC CONSULTING, 2885 E. QUAIL AVENUE, LAS VEGAS, NV 89120

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-702-003

PROPERTY ADDRESS/ CROSS STREETS: LAKE MEAD BLVD & LYNN LN

**DETAILED SUMMARY PROJECT DESCRIPTION**

EXTENSION OF TIME FOR WS-22-0179

**PROPERTY OWNER INFORMATION**

NAME: EJIOFOR CHIMA & VIVIEN  
 ADDRESS: 7221 REAL QUIET DR  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89131  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICANT INFORMATION (must match online record)**

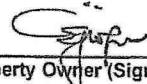
NAME: EJIOFOR CHIMA & VIVIEN  
 ADDRESS: 7221 REAL QUIET DR  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89131 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LANDON CHRISTOPHERSON  
 ADDRESS: 2885 E QUIAL AVE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-521-7021 EMAIL: LCHRISTOPHERSON@NOVUSVI.COM

\*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
 \_\_\_\_\_  
 Property Owner (Signature)\*

CHIMA EJIOFOR  
 \_\_\_\_\_  
 Property Owner (Print)

9-26-24  
 \_\_\_\_\_  
 Date

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ET-24-400132

NAI

1/8/2025

11/5/2024

\$1,100.00

Sunrise Manor

12/12/2024

September 25, 2024

Clark County  
Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

APN: 140-21-702-003 (WS-22-0179)  
Re: Extension of Time

To Whom It May Concern:

We respectfully submit this application for an Extension of Time for the above application..

The owner has been working to secure financing for the project and is close to doing so. We request the extension for 2 years.

If you have any questions or need further information please feel free to contact me at 702-521-7021

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Landon Christopherson', with a long horizontal stroke extending to the right.

Landon Christopherson, P.E.

ET-24-400132



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0667-COYOTE VALLEY, LLC:**

**USE PERMIT** for a refuse transfer station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow existing attached sidewalks to remain where detached sidewalks are required; and 2) allow modified driveway design standards.

**DESIGN REVIEW** for a refuse transfer station with accessory outdoor storage on 8.92 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70, AE-75, & APZ-2) Overlay.

Generally located on the east side of Marion Drive and the south side of Alto Avenue within Sunrise Manor. MK/md/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

140-17-701-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow an existing attached sidewalk to remain on Marion Drive where a detached sidewalk is required per Section 30.04.01D.
- b. Allow an existing attached sidewalk to remain on Alto Avenue where a detached sidewalk is required per Section 30.04.01D.
2. a. Reduce throat depth to zero feet for an existing driveway on Marion Drive where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 100% reduction).
- b. Reduce throat depth to zero feet for an existing driveway on Alto Avenue where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 100% reduction).
- c. Reduce the approach distance to the intersection of Marion Drive and Alto Avenue to 90 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 40% reduction).
- d. Increase the width of a commercial driveway to 70 feet where a maximum driveway width of 40 feet is allowed per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 75% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 2750 Marion Drive
- Site Acreage: 8.92
- Project Type: Refuse transfer station
- Number of Stories: 1 (proposed refuse transfer station)/1 (existing storage/warehouse and office buildings)
- Building Height (feet): 49 (proposed refuse transfer station)/18 (existing storage/warehouse building)/11 (existing office building)
- Square Feet: 60,000 (proposed refuse transfer station)/2,575 (existing storage/warehouse building)/6,425 (existing office building)
- Parking Required/Provided: 13/13
- Sustainability Required/Provided: 7/4

#### History, Request, & Site Operations

The project site was reclassified to an IL (previously M-1) zoning district by the Board of County Commission in February 1996 via ZC-2061-95. A use permit for on-site manufacturing and outside storage of precast concrete manholes and storm drains with a variance to waive on-site paving for outdoor storage was also approved with that application. The use permit and variance were subject to 10 years for review, which subsequently expired in February 2006. The project site is presently utilized, and licensed for, the light manufacturing of lumber and wood products (roof/floor truss systems) with accessory outdoor storage. The applicant is now requesting a use permit for a proposed refuse transfer station with site improvements that include a new building for the sorting and temporary storage of refuse with a reinforced concrete slab and truck scales for weighing purposes. An existing storage/warehouse building and existing office building will remain on-site. Waivers of development standards are also requested to allow existing attached sidewalks to remain along Marion Drive and Alto Avenue in addition to modified driveway design standards which include increased driveway width, approach distance, and throat depth.

The property will mainly be used for refuse collection vehicles (trucks), however, access will be allowed to the public, such as construction clean-up companies. The hours of operation will be 24 hours a day, 7 days a week. Trucks travel to various cities outside of the Las Vegas valley and access will be for company vehicles outside of daytime hours. Customers of the transfer station will be able to use the facility during daytime hours. Trucks will enter the site from the southern divided driveway on Marion Drive. Customers will proceed to scales and are weighed before and after to determine load weight and cost. Vehicles will back into the open portion of the building (southern portion of the structure) and unload the material. Traffic then exits the building and is routed around the building and exits the southwestern driveway along Marion Drive. The northwest and northeast driveway exits on Marion Drive and Alto Avenue, respectively, are not intended for use by customers, and only for occasional commercial traffic generated by the facility. Trucks that transfer materials to this location are also filled at this facility. The trucks transport the refuse to other locations for processing.



### Site Plans

The plans depict a proposed refuse transfer station located on an 8.92 acre site (9.49 gross acres) at the southeast corner of Marion Drive and Alto Avenue. The single-story refuse transfer station consists of a partially enclosed building (north, east, and west sides of the building enclosed; south side open) located in the northeast portion of the site. The transfer station has been designed with the following setbacks: 1) 244 feet from the west property line along Marion Drive; 2) 75 feet from the north property line along Alto Avenue; 3) 75 feet from the east property line adjacent to an IL zoned parcel with outdoor storage; and 4) 335 feet from the south property line adjacent to a developed parcel with an industrial building and outdoor storage. Access to the site is granted via an existing access gate, with a setback of 50 feet from the property line, along the southwest corner of the facility along Marion Drive. A two-way, 24 foot wide vehicle drive aisle, circulates around the north, south, east, and west sides of the transfer station. Egress only from the site will be granted via existing driveways located at the northwest and northeast corners of the site, adjacent to Marion Drive and Alto Avenue, respectively. A waiver of development standards is required to reduce the throat depth for these specific driveways to zero feet. An existing storage/warehouse building will remain on-site and is located 155 feet to the west of the transfer station. The storage/warehouse building features the following setbacks: 1) 186 feet from the north property line adjacent to Alto Avenue; 2) 530 feet from the east property line; 3) 352 feet from the south property line; and 4) 45 feet from the west property line along Marion Drive. Furthermore, an existing office building will also remain on site and is located 136.5 feet to the west of the transfer station. The office building includes the following setbacks: 1) 435 feet from the north property line along Alto Avenue; 2) 510 feet from the east property line; 2) 142 feet from the south property line; and 4) 28 feet from the west property line adjacent to Marion Drive. The entirety of the site will be paved with asphalt in compliance with Air Quality regulations. The refuse transfer station requires 13 parking spaces where 13 parking spaces are provided. Four sustainability points are provided where 7 sustainability points are required. Existing, attached 5 foot wide sidewalks are located along Marion Drive and Alto Avenue necessitating a waiver of development standards. Additional waivers of development standards are required to reduce the approach distance to the intersection of Marion Drive and Alto Avenue, and to increase the width of the commercial driveway at the southwest corner of the site adjacent to Marion Drive.

### Landscaping

The plans depict a 20 foot wide street landscape area consisting of a dense landscape buffer along Marion Drive and Alto Avenue, per Code requirements for a refuse transfer station. The street landscape area consists of medium trees planted 20 feet on center. Fifty-two trees are required along Marion Drive where 52 trees are provided. Street trees will not (and cannot) be planted along the northeast portion of the site, Alto Avenue, that measures 85 feet in length due to a confirmed NV Energy easement. Therefore, an alternative landscape plan has been submitted with this proposal. Fifty-eight trees are required along Alto Avenue where 58 trees are provided. The required trees along the northeastern portion of the site will be planted within the street landscape area adjacent to Alto Avenue. A 10 foot high decorative split-face CMU block wall, per Code requirements, is proposed behind the 20 foot wide street landscape areas along Marion Drive and Alto Avenue. An existing 6 foot high chain-link fence is located along the east and south property lines, adjacent to lots zoned IL with outdoor storage uses. The required parking lot landscaping has been provided and is equitably distributed throughout the site.



Elevations

The plans depict a proposed refuse transfer station measuring 49 feet in height consisting of a standing seam metal roof. The north, south, and east elevations of the building consist of horizontal and vertical metal siding, similar to standing seam, that will be painted with neutral, earth tone colors. The south elevation of the transfer station remains open to receive refuse deliveries to the building. The existing office building measures up to 11 feet in height consisting of vertical wood siding and rolled asphalt roofing. The office building will be painted with neutral, earth tone colors to match the colors of the transfer station. The existing storage/warehouse building measures 18 feet in height and consists of a metal roof with vertical metal siding.

Floor Plans

The plans depict a proposed refuse transfer station measuring 60,000 square feet in area and consists of an open floor plan. Immediately south of the transfer station is an open reinforced concrete slab also measuring 60,000 square feet in area. The existing storage/warehouse building measures 2,575 square feet in area and consists of an open floor plan. The existing office building consists of 6,425 square feet and features multiple offices, an employee breakroom, a reception area, restroom facilities, and storage and file rooms.

Applicant's Justification

The use permit will allow the applicant flexibility to process all types of solid waste, not just those allowed to be taken to recycling centers. It eliminates specific recycling percentage requirements so that an increased number of public customers can utilize facility for their waste needs. Only one other current refuse transfer station is open to the public located in the City of Henderson. Furthermore, the use permit will allow the County a safely permitted back-up facility for processing all forms of solid waste in the event the need arises. There is an existing driveway at the northwest corner of the site along Marion Drive and is marked exit only. This driveway will be used by the applicant's drivers and not available for public use. While the northwest and northeast driveways along Marion Drive and Alto Avenue, respective, do not meet the throat depth standards, they are designated as "exit only". The site is used exclusively for larger trucks that need the additional space to maneuver in and out of the site; therefore, the request to increase the driveway width along the southwest corner of the site adjacent to Marion Avenue is necessary. This site has over 600 feet of existing sidewalk on both Alto Avenue and Marion Drive. This is an industrial area with most people arriving at locations via vehicle, not by foot. Most businesses are closed at night within the surrounding area and there should not be much activity on the sidewalks.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-2061-95	Reclassified the site from M-D to M-1 (now IL) zoning district for a modular office building in conjunction with on-site manufacturing and outside storage of precast concrete manholes and storm drains and a variance to waive on-site paving for outdoor storage - use permit and variance - expired	Approved by BCC	February 1996

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-75 & APZ-2)	Industrial buildings with outdoor storage
South	Business Employment	IL (AE-70, AE-75 & APZ-2)	Industrial building with outdoor storage
East	Business Employment	IL (AE-70, AE-75 & APZ-2)	Outdoor storage
West	Business Employment	IL (AE-75 & APZ-2)	Vehicle paint/body, vehicle sales, & outdoor storage

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The Industrial Light zoning district is established to accommodate low and moderate-intensity industrial and manufacturing activities, and indoor/outdoor storage uses with supporting office spaces. Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents and arriving aircraft. Special use permits are required in the APZ-1 and APZ-2 Overlay Districts to evaluate any impacts or interference the proposed uses may have on the operations of Nellis Air Force Base (NAFB). The use permit application is to ensure compatibility between various land uses and NAFB. According to Title 30, a use such as a refuse transfer station may be appropriate in the APZ-2 Overlay District based on various factors including labor intensity, height of the structures, structural coverage, explosive characteristics, air pollution, size of establishments, density of people, and peak period concentrations (including customers/visitors). A multitude of industrial uses with comparable intensities have been approved within the surrounding area. The proposed refuse transfer station complies with policy SM-5.2 which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the Airport Environs Overlay District. Staff finds the refuse transfer station should not have an impact on the operations of Nellis Airforce Base. Furthermore, the nearest residential use, a manufactured home park, is located a minimum of 700 feet away from the southwest corner of the site, on the west side of Marion Drive. Staff finds that the proposed use is compatible with the surrounding industrial uses; therefore, recommends approval of this request.



### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed refuse transfer station is consistent and compatible with the adjacent industrial development within the surrounding area. The elevations and design characteristics of the transfer station and existing buildings are not unsightly or undesirable in appearance. The layout of the refuse transfer station and parking lot is functional, and the overall design of the site is compatible with the surrounding industrial development within the immediate area. Therefore, staff recommends approval.

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

#### Waiver of Development Standards #1

Staff cannot support the request to not install detached sidewalks along Marion Drive and Alto Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

#### Waiver of Development Standards #2a & #2b

Staff finds the request to eliminate the throat depths for both commercial driveways on Marion Drive and Alto Avenue as vehicles will encroach in the right-of-way to depart the site. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2c

Staff cannot support the reduction in approach distance for Marion Drive. Vehicles exiting the site will not have enough distance with traffic approaching the intersection increasing the chance of vehicle collisions.

#### Waiver of Development Standards #2d

Staff cannot support the width increase for the commercial driveway along Marion Drive. The applicant has provided dimensions of the size of vehicles that will be utilizing the site and there should be no issue utilizing the standard maximum commercial driveway width.



**Staff Recommendation**

Approval of the use permit and design review; denial of waivers of development standards #1 and #2.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Work with the Las Vegas Metropolitan Police Department for the installation and use 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;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0499-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COYOTE VALLEY, LLC

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-701-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Alto & Marion

**DETAILED SUMMARY PROJECT DESCRIPTION**

Use permit for a refuse transfer station, design review, waiver of development standards.

**PROPERTY OWNER INFORMATION**

NAME: Coyote Valley LLC  
 ADDRESS: 2745 N Nellis Blvd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89115  
 TELEPHONE: 702-440-4242 CELL \_\_\_\_\_ EMAIL: minetteq@westernelite.com

**APPLICANT INFORMATION (must match online record)**

NAME: Discount Dumpsters, LLC dba Western Elite  
 ADDRESS: 2745 N Nellis Blvd.  
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-440-4242 CELL \_\_\_\_\_ EMAIL: minetteq@westernelite.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LAS Consulting-Lucy Stewart  
 ADDRESS: 1930 Village Center Circle Bldg 3-877  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 EMAIL: stewplan@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

*Ryan Williams*  
 Property Owner (Signature)\*

Ryan Williams  
 Property Owner (Print)

Date 3/18/24

**DEPARTMENT USE ONLY**

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (S) UC-24-0667

ACCEPTED BY MNO

PC MEETING DATE \_\_\_\_\_

DATE 11/13/24

CC MEETING DATE 1/8/25 @ 9:00 AM

FEES \$1,800

TRIGGER/REASON SUNRISE MANOR

DATE 12/12/24 @ 6:30 PM



*LAS Consulting  
1930 Village Center Circle 3 #577 Las  
Vegas, NV. 89134  
(702) 499-6469-cell*

November 13, 2024

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Mr. Mark Donahue, Asst. Planning Manager  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –APR 24-100074 /APN: 140-17-701-001

Dear Mr. Donahue:

Please accept this as our request for a use permit, design review and waiver of development standards.

**Description**

The property is located on the southeast corner of Alto and Marion. The property is designated Business Employment (BE) on the Land Use Plan and the property is Zoned: Industrial Light (IL), Overlay District: AE-75, AE-70, and APZ-2. The applicant is proposing a refuse transfer station. This site is an existing outside storage facility. There are two existing driveways on Marion and one existing driveway on Alto. This development is proposing to use the existing driveways. The northern most driveway on Marian will be exit only. All gates on the driveways will be kept open during business hours. The site is 9.49 (gross acres) 8.92 (net acres) in size and Title 30 requires a minimum of 10 acres gross for a refuse transfer station and this request does not meet that part of title 30.

The building (Refuse Transfer Station) is 48 feet 2 inches in height and 60,000 square feet is size. The building is open on the south side of the building. This allows for the truck traffic to be able to maneuver through the site. We are requesting this be



approved through the design review process. The northern most driveway on Marion. The northern driveway on Marian will be exit only.

A ten-foot decorative (split face block wall) block wall is proposed for security along Alto and Marion. The property is surrounded by industrial uses with outside storage. Along the northeast port of the site is an NV Energy easement. Attached is the brochure provided by NV Energy indicating what plants are allowed under the easement.

### **Title 30**

Title 30 requires "4. Access, Ingress/Egress, and Parking i. Cross Access For nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking standards, curb cuts shall be minimized, and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking easements or agreements with adjacent lots."

There is no cross access between the properties to the east or south because there are existing uses that have blocked off access between the sites.

"ii. Across Common Property Lines Nonresidential driveways and drive aisles constructed across common property lines shall require the creation of easements or agreements for common ingress/egress and shared parking with the adjacent property." There are existing developed properties to the east and to the south. There is no place for cross access, therefore we are requesting to waive this portion of the code.

3. Building Entrances i. Buildings with street frontage shall have a customer entrance facing the street. The buildings face both streets (Marion and Alto). The entrances are designed for truck to enter and exit the building while not the traditional customer entrances, customers drive trucks, and do not walk to the entry. There is an existing 4420 square foot building that will be used as an administrative building and also provides restrooms for the drivers and employees. The existing warehouse building will remain for storage.

### **Business Operation**

The property is mainly used for Western Elite vehicles, however, access will be allowed to the public, such as construction clean up companies. The hours of

operation will be 24 hours a day, 7 days a week. Western Elite trucks travel to various cities outside of the Las Vegas valley and access will be for Western Elite vehicles outside of daytime hours. Customers other than Western Elite will be able to use the facility during daytime hours.

Trucks will enter the site from the southern divided driveway on Marion Drive. Customers proceed to scales and are weighed before and after to determine load weight and cost. Vehicles back into the open portion of the building (southern portion of the structure) and unload the material. Traffic then exits the building is routed around the building and exits the southern Marion driveway. The north exits on Marion and Alto are not intended for use by customers, just occasional Western Elite traffic. Western Elite trucks that transfer the materials are also filled at this facility. The trucks transport the waste to other locations for processing., Western Elite trucks will enter the structure on the Northeast where filled by a loader inside the building and then exit on the northwest corner of the building, and transfer the load to another facility for processing.

The sustainability is provided by:

- Low and very low use plants, 10% more trees on street landscape strip, Shade eyebrow over the windows, Shade structure over entry- points, Cool roof, and Solarban glass.

See attached sustainability checklist.

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**Clark County Comprehensive Planning Department**  
**SUSTAINABILITY PROVISION**  
**DEVELOPMENT TYPE: MULTI-FAMILY (5pts) / NON-RESIDENTIAL (7 pts.)**  
**30.04.05 J Sustainability Options**  
**To be shown on plans**

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Points

	<b>Trees:</b> Provide 10% more than required by Title (1 pt)	
X	<b>Water-Efficient Planting:</b> Provide 95% or more of plants have low or very low water needs. (1 pt)	1
X	<b>Landscape Buffer:</b> Exceed required buffer width by 10% (1/2 pt) <b>OR</b> exceed buffer width by 20%. (1 pt)	1
	<b>Parking Lot Trees:</b> Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
	<b>Parking Lot Solar:</b> Provide solar covers at for least 50% of the paved area (2 pts) <b>OR</b> between 25% and 50% (1 pt)	
	<b>Electric Bicycles:</b> Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	
	<b>Mojave Native Plants Protection:</b> Protect = to or > 5% of development footprint to remain natural area (1 pt)	
	<b>Mojave Native Plants Restoration:</b> Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
	<b>Energy Conservation/Solar Gains:</b> Orient plant materials south and west sides of the building. (1/2 pt)	
X	<b>Cool Roofs:</b> Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
	<b>Building Orientation:</b> Orient roofs within 30°of true east-west & flat or sloped to the south. (1 pt)	
	<b>Shade Structures:</b> Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	
	<b>Amenity Zone Shade Structures:</b> Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	
	<b>Shaded Walkways:</b> Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
X	<b>Daylighting Strategies:</b> Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	0.5
	<b>Multiple Family Ventilation:</b> Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
X	<b>Nonresidential Ventilation:</b> Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	0.5
	<b>Low-emissivity Glass:</b> Provide on all south & west facing windows. (1/2 pt)	
	<b>Building Entrances and ADA Ramps:</b> Shade with awning or portico or other device. (1/2 pt)	
	<b>Alternative Energy:</b> Cover 70% roof area in solar <b>OR</b> on-site solar generates 100% of project's energy <b>OR</b> Battery backup is provided. (2 pts for provide one of the 3)	
	<b>Total Points:</b>	
	<i>Determined by Staff</i>	<b>Sustainability Compliant:</b>
		<b>YES/NO</b>
	<i>Determined by Staff</i>	<b>Incentives Allowed:</b>
		<b>YES/NO</b>

OWNER/APPLICANT SHALL BE AWARE *New development shall incorporate sustainability measures into the project to achieve a minimum number of points per Section 30.04.05J. Compliance with Section 30.04.05J will be conducted during the design review and building permits of an applicable project. It is the applicant's responsibility to ensure the standards approved with the land use application will be implemented in the final building design. Any changes to sustainability measures after approval of a land use application may result in a delay in the issuance of applicable permits and the need for a new land use application. No points awarded for compliance with standards that are otherwise required by Title 30.*

**OWNER / APPLICANT** declares the information provided and statements made as part of this application are true and correct.

Signature:     K C Camis    

Date:     9-23-24



**Applications Requested**

-Design Review for the buildings and site design.

-Design Review to allow alternative landscaping on the street frontage. There is a 100-foot NV Energy easement that prevents the medium trees from being planted underneath. Those trees are being relocated within the landscape buffer along the street frontage, to maintain the same number of trees.

-Design Review to allow alternative building entrance design-The administrative office is an existing building, and the main entrance does not face nor provide access directly to the street. The entire site is walled for security therefore access cannot be provided directly to the street.

--Design Review for alternative pedestrian walkways-Title 30 requires alternative material for the pedestrian walkways, not paint. Because of the size and weight of the trucks driving across the site, alternative material will not be able to withstand the weight so we are requesting painting that can easily be repainted.

-Use Permit for a Refuse Transfer Station in IL Zone -Requesting a Refuse (Solid Waste) Transfer Station as defined in Southern Nevada Health District Regulations Governing the Management of Solid Waste: A processing facility where waste is transferred from one vehicle to another or for temporary storage until transferred to a disposal site with some processing included therein. Justification Higher design standards and stricter operating compliance requirements compared to a Recycling Center.

This allows flexibility for Western Elite to process all types of solid waste, not just those allowed to be taken to Recycling Centers. It eliminates specific recycling percentage requirements so that an increased number of public customers can utilize facility for their waste needs. Only one other current refuse transfer station is open to the public located in the City of Henderson. Allows the County a safely permitted backup facility for processing all forms of solid waste in the event the need arises.

Use Permit to allow a minimum lot size to allow 8.92 net acres 9.49 (gross acres) where 10 gross acres are required, per 30.03.07E (Waste and Salvage).

Use Permit to allow all uses to not be conducted within an enclosed building (open on one side).

-Non-decorative wall along property boundaries-There are existing walls between the uses to the east and south. We would like to maintain those walls/fences.

Waiver of Development Standards-Request to reduce the approach distance on the existing northern Marion Drive commercial driveway to 90 feet where 150 feet is per Uniform Standard Drawing 222.1. This is an existing driveway, and we are maintaining the location of the driveway, but improving it to meet current standards. The driveway is marked exit only. This driveway will be used by the applicant's drivers and not available for public use.

Waiver of Development Standards-Request to reduce the throat depth on the northern Marion Driveway and the Alto Driveway, to 0 feet on the entrance and 10 feet on the exit, where 25 feet is required per Uniform Standard Drawing 222.1. While the site doesn't meet the throat depth, the northern Marion Driveway and Alto are exit only.

Waiver of Development Standards -Request to allow the southern Marion Drive commercial driveway to be 70 feet in width where 40 feet is the maximum width per Uniform Standard Drawing 222.1. The site is used exclusively for larger trucks that need the additional space to maneuver in and out of the site.

Waiver of Development Standards-Request to waive the requirement to provide sustainability points for the site/building. The entire building is sustainable because there isn't any air conditioning which is sustainable. We have 5 points instead of the required 7 points; however, we are requesting a waiver to allow only 5 points since the building is open on one side and not airconditioned.

Waiver of Development Standards-Request to waive the requirement to provide a detached sidewalk. There is an existing attached sidewalk along the frontage of both Marian and Alto. The county code was changed recently to require existing attached sidewalks to be removed and detached sidewalks to be provided. This site has over 600 feet of existing sidewalk on both Alto and Marion. This is an industrial area with most people arriving at locations via vehicle, not by foot. The nearest

restaurant is almost two miles away, too far for anyone to walk on foot for lunch. It seems unlikely many people will use the sidewalks to go to lunch during the day, most businesses are closed at night and there isn't much activity on the sidewalks. Removing the existing sidewalks is an added expense that will unlikely be used by many people.

We believe this use is appropriate for this location and we respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

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01/08/25 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0632-COUNTY OF CLARK (PK & COMM SERV):**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified driveway geometrics; and 2) waive full off-site improvements.

**DESIGN REVIEW** for a public facility building in conjunction with an existing park (Sunrise Park) on 6.4 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the northeast corner of Judson Avenue and Linn Lane within Sunrise Manor. MK/jud/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-21-511-018; 140-21-511-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate curb return driveway where required per Uniform Standard Drawing 222.1.
2.
  - a. Eliminate full off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) along Judson Avenue where required per Section 30.04.08C.
  - b. Eliminate full off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) along Linn Lane where required per Section 30.04.08C.
  - c. Eliminate full off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) along Jo Anne Lane where required per Section 30.04.08C.

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5710 Judson Avenue
- Site Acreage: 6.4
- Project Type: Public facility & park remodel
- Number of Stories: 1
- Building Height (feet): 24 (building)/22 (shade structure)
- Square Feet: 4,608
- Parking Provided: 92
- Sustainability Required/Provided:8/7

### Site Plans

This plans depict a public facility building for Clark County (primarily to be used by the Department of Juvenile Justice to meet individuals and their families) in conjunction with Sunrise Park. The proposed building is centrally location within the site on APN 140-21-511-018. The overall layout of the site will be maintained as existing with an existing building along Judson Avenue, along with existing pickleball, tennis and basketball courts located south and central to the site. Access to the new facility is via Linn Lane where 69 public parking spaces are available along the west and north sides of the building. Controlled parking, 23 parking spaces, is available along the southeast side of the building, which would only be available for staff. Four bicycle spaces are provided near the building entrance. Also, the existing trash/recycle enclosure will remain as existing. The proposed building is 1 story high to better blend in with the residential developments that surround the park.

New playground equipment with a fabric shade structure over the playground is being proposed. All lighting provided within shade canopy is a minimum of 10 feet high with LED down-lights. A 6 foot high chain-link fence is proposed along Jo Anne Lane which will connect with the existing chain-link fence along southern portion of the site along JoAnne Lane. A 20 foot wide maintenance gate as well as an additional 3 foot wide man gate are proposed to provide access to the park from Jo Anne Lane. The existing fence around the playground will be modified to provide more enclosed area around playground and sports courts. The infield mix will be refreshed as well as part of this application.

This request includes waivers of development standards to eliminate full off-site improvements along all street frontages as well as to allow the existing driveways to remain in their present design.

### Landscaping

The new plan shows the preservation of existing trees along the north side of the site adjacent to existing single-family residences. Other existing trees along Jo Anne Lane, Linn Lane, and Judson Avenue are to remain. A total of 16 water-efficient trees and 56 shrubs are proposed around the site. New sodded areas are proposed on the north, central and south sides of the site. Boulders will be installed along the west side the infield and sodded areas.

### Elevations

The proposed building is 24 feet in height. The architectural design shows the use of different materials, textures and colors along the exterior of the building, these materials include stucco, brick and decorative metal. Additionally, metal awnings are proposed above the doors and windows facing the west and south directions. The color of the proposed shade structure would be in desert tones (such as tan, sage green, or muted rust). The maximum height of the shade structure is 22 feet.

### Floor Plans

The 4,608 square foot depicts multiple offices, lobby, breakroom, storage room, restrooms and workshops.



Applicant's Justification

The applicant states the proposed public facility provides a design that is compatible with the surrounding neighborhood with its smaller scale size while also delivering an architecturally enhanced appearance. The applicant further states that the need for the waivers of development standards is to maintain the appearance and current development of the existing neighborhood.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0672-98	Existing fire station (Fire Station #20) and proposed addition to the site	Approved by PC	June 1998
ZC-0162-82	Reclassified to PF zoning for an existing park and community center	Approved by BCC	November 1982
VAC-0054-73	Vacated and abandoned right-of-way	Approved by PC	October 1973

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac); Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Public Use	RS20 (AE-65)	Single-family residential & place of worship

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or



undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The primary use of the proposed building is for the Department of Juvenile Justice to meet with individuals and their families. Secured parking area for the staff near the rear of the building as well as updating the existing playground area, and a new fabric shade structure over new play equipment with new safety surfacing are included with this application. Staff finds that the proposed addition is compatible with the surrounding properties in the area. The proposed public facility building, and park improvements complies with Goal SM-2, which encourages the expansion of access to neighborhood-serving uses and amenities in Sunrise Manor. Therefore, staff can support the design review request.

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

#### Waiver of Development Standards #1

Commercial driveways help mitigate traffic by allowing a smooth transition from the road to the site. With the redevelopment of the on-site portions of the site, staff finds that improving the driveways is imperative for public safety, as they will provide separation from the right-of-way and the site.

#### Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, there are existing off-sites to the north of the site. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### **Staff Recommendation**

Approval of the design review; denial of waivers of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Fire Prevention Bureau**

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

**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 #0500-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

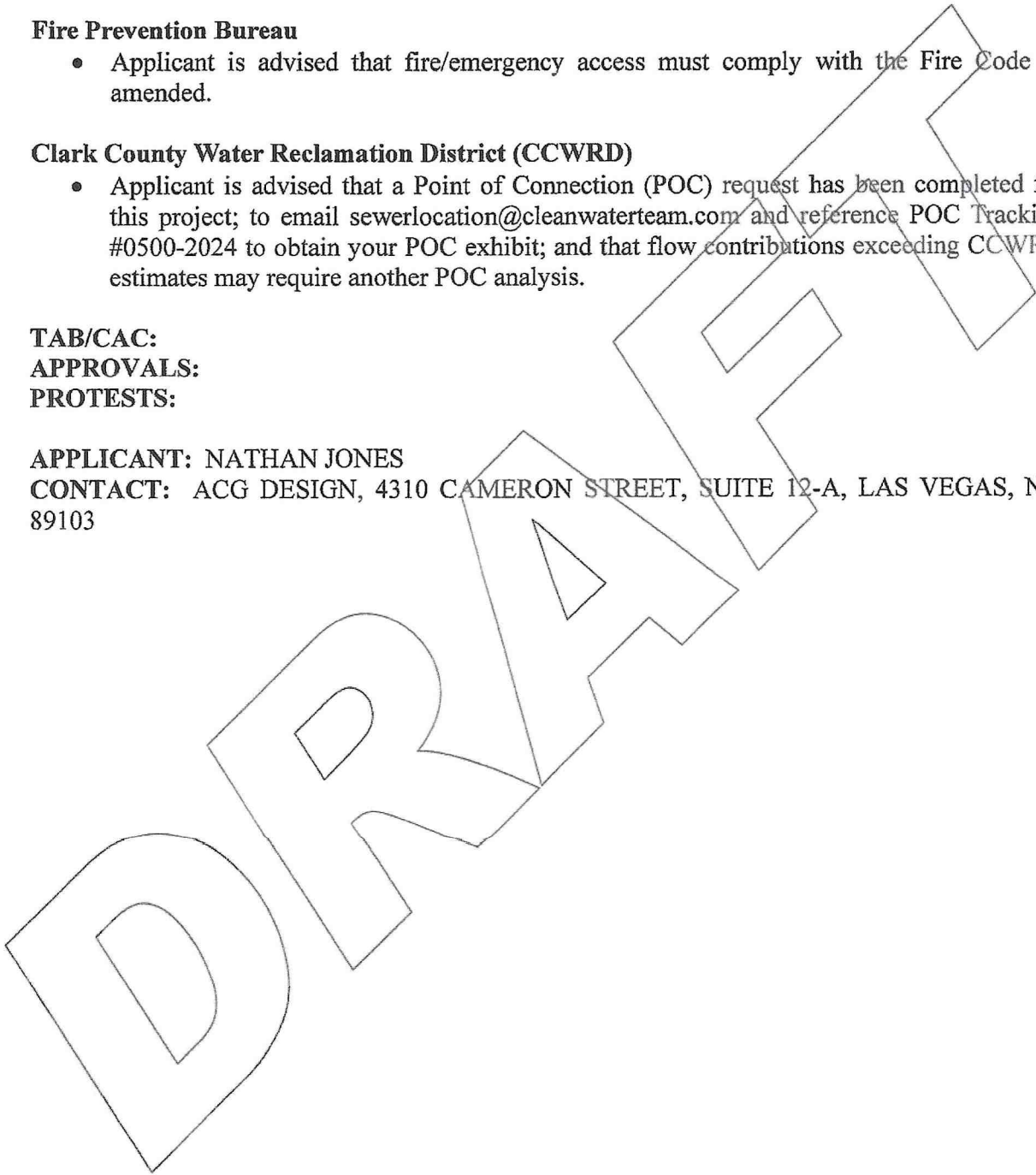
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NATHAN JONES

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103







# Department of Comprehensive Planning

## Application Form

ASSESSOR PARCEL #(s): 140-21-511-018 & 140-21-511-019

PROPERTY ADDRESS/ CROSS STREETS: Linn Lane & Judson Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

A new Clark County multi-use center building with secured parking area. The project will also include upgrades to the park including adding a new shade structure over new play equipment plus other improvements to landscaping and picnic areas.

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Pk & Comm Serv)  
 ADDRESS: 500 Grand Central Pkwy, 4th Floor  
 CITY: Las Vegas STATE: NV ZIP CODE: 89130  
 TELEPHONE: 702-455-2980 CELL \_\_\_\_\_ EMAIL: sdb@clarkcountynv.gov

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design  
 ADDRESS: 4310 Cameron Street, Suite 12-A  
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # 254242  
 TELEPHONE: (702) 523-0531 CELL \_\_\_\_\_ EMAIL: acgdesignpermits@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K. Dahlke  
 ADDRESS: 4310 Cameron Street, Suite 12-A  
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # 254242  
 TELEPHONE: (702) 523-0531 CELL \_\_\_\_\_ EMAIL: acgdesignpermits@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(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 and 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.

  
Shauna Bradley (Oct 15, 2024 03:57 PDT)  
 Property Owner (Signature)\*

Shauna Bradley  
 Property Owner (Print)

Oct 15, 2024  
 Date

#### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-24-0632  
 PC MEETING DATE -  
 RCC MEETING DATE 01/08/2025  
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY JUD  
 DATE 11/05/2024  
 FEES 0

DATE 12/12/2024





October 10, 2024

Clark County Zoning & Comprehensive Planning  
500 S. Grand Central Pkwy.,  
Las Vegas, NV 89155

WS-24-0632

**Sunrise Park – Multi Use Facility**  
**APN# 140-21-511-018 & 140-21-511-019**

**Justification Letter**

To whom it may concern,

This project is for a new Multi Use Facility for Clark County that will primarily be used by the Department of Juvenile Justice to meet with individuals and their families. With this we are adding a secured parking area for the staff near the rear of the building. In addition to the building and parking area, we are also updating the existing playground area by adding a new fabric shade structure over new play equipment with new safety surfacing. We will also be proposing turf reduction within the existing grass areas of the park. This project is located upon a Public Facility (PF) parcel.

We are requesting a Design Review for the project outlined above.

To maintain the appearance and current development of the existing neighborhood, we are requesting a Waiver of Development Standards to eliminate the full offsite improvements for streetlights, curb, gutter, and detached sidewalk, and street landscape along the perimeters. We are also requesting a Waiver of Development Standards to eliminate the request to transform the existing driveways to commercial standard driveways. These requests apply for N. Jo Anne Lane, E. Judson Ave., and N. Linn Lane.

As most of adjacent communities are single story construction, we have designed the new facility to blend in. The new building's height is not to exceed 24'-0", with the anticipated height to be closer to 21'-0". An appealing architectural design offering a mixed use of materials, textures and colors has been incorporated along the exterior of the building. Metal awnings have been added as design features over westerly and southernly facing door and window locations.

Overall, the project for the new Multi Use Facility will provide a visually aesthetically pleasing building in this area that will enhance the overall community. The building provides a design that is compatible with the surrounding neighborhood with its smaller scale size while also delivering an architecturally enhanced appearance. The design provided complies with Title 30 standards.

In addition to the building, we are providing a newly upgraded playground area. New play equipment with a fabric shade structure over the playground. The shade structure is to be colored with 'color motif of subtle shades of desert tones' (examples include tan, sage green, muted rust, etc.) Within the fabric shade structure, we also note that all lighting provided within shade canopy is to be at 10'-0" minimum height, and to be LED down-lights. Overall, the shade structure is not to exceed 22'-0", with an anticipated 20'-8" height, similar in height to the new building, to provide adequate shading over the play structure. The upgrades provided will greatly improve the overall playground area within the park.

Public Use (PU) Buildings located upon a Public Facility (PF) Parcel do not require a setback. However, setbacks have been noted on the plans for reference although not necessary. The building articulation follows the required Design Standards for Nonresidential Developments as we have provided color and material changes along all elevations. The material changes fall within the 50'-0" horizontal articulation standards which feature a mixed use of materials, window glazing, metal awnings and a 24" step in the parapet. We have also provided an articulated building entrance that incorporates a stucco extrusion around the door, columns, and a metal awning tying it all in together to create a welcoming 'patio-style' entrance. Overall, the provided materials present an aesthetically pleasing view of the surrounding area, and greatly enhance the building presentation.

The existing parking on the parcel has more than enough spaces for the current and requested facility use requirements. We are adding a new secured parking enclosure with 23 new spaces for County vehicles and employee parking. This new parking area will be enclosed by a 10'-0" high wall and require a secured access system through the front gate.

The following landscaping is being provided:  
Parking Lot: 5 trees required | 9 Provided.  
Street Trees: 2.1 trees required | 2 Provided.  
Total: 7 Trees required | 14 Trees Provided

Water-efficient trees and shrubs will be planted around the building to provide a pleasant experience for the public. In addition to this, we have also continued the existing chain link fence style along N. JoAnne Lane, added a 20'-0" wide maintenance gate as well as an additional 3'-0" man gate to preserve access to the park. The existing fence around the playground is also being modified to provide an enclosed and safe space for the playground users.

This parcel previously encompassed a community center and pool, which were removed 2021 due to their age and proximity to the newer Robert "Bob" Price Recreation Center and Park and the Cora Coleman Senior Centers. This new facility will be sited in approximately the same location as the previous structures and will provide additional resources to the community.

The overall existing park and parking layout has been maintained throughout the site. Adjustments in the parking have been made to the front of the building to adequately provide 2 ADA spaces. Overall, the site has already provided 69 existing spaces, and we have now added 23 new spaces to get to a site total of 92 spaces. (Please also note that the existing parking lot that is in front of the proposed building is to be restriped to conform with the new layout. This is to improve the existing layout as well as provide adequate spacing for the drive aisle and new ADA spaces.) Four bicycle spaces are also being provided that are located near the building entrance that meet the quantity required. We are also maintaining the existing trash/recycle enclosure that is on the site already.

The overall design proposed conforms to the Sustainability requirements as 8 total points have been provided, of which 7 are required for this Nonresidential project. The following 8 sustainable points are being provided through the following criteria outlined in code section, "30.04.05 J Sustainability options". (Please see attached Sustainability Checklist).

Please let me know if you have any further questions.

Thank you,



Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638



Kerry  
Shahan

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10/10/24



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0674-OLD DOMINION FREIGHT LINE, INC.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping width; and 2) allow an attached sidewalk.

**DESIGN REVIEW** for an expansion to an existing freight terminal on 19.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located on the north side of Cheyenne Avenue, 600 feet west of Marion Drive within Sunrise Manor. MK/bb/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-08-401-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the width of the street landscape strip along Colton Avenue to 5 feet where 10 feet is required per Section 30.04.01D (a 50% reduction).
2. Allow an attached sidewalk on Colton Avenue where a detached sidewalk is required per Section 30.04.08C.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4550 E. Cheyenne Avenue
- Site Acreage: 19.76
- Project Type: Freight terminal expansion

Site Plans

The plans depict an existing freight terminal facility with a building located to the south central portion of the site. An expansion to the building and truck parking was approved in 2023. A new gated driveway is proposed to provide egress to Colton Avenue. With the addition of the driveway, the truck parking areas that were previously approved for this portion of the site are being redesigned. The entire site is enclosed by existing fencing along the east and west property lines and an existing 8 foot block wall along the north property line adjacent to Colton Avenue. The existing drainage easement on the west and north property lines will be used to maintain site drainage.

Landscaping

Existing street landscaping is provided along Cheyenne Avenue and Colton Avenue. Parking lot landscaping is provided within the reconfigured parking areas on the east and west sides of the existing administrative portion of the building. No changes are being made to the Cheyenne Avenue portion of the site. The existing Colton Avenue landscape strip is approximately 5 feet wide, where the minimum required width is 10 feet, and has trees every 40 feet. The applicant is proposing to have 19 required trees along Colton Avenue where 14 trees were previously shown.

Applicant's Justification

The applicant indicates a need for a new driveway to access Colton Avenue at the northeast corner of the property. The access at Colton Avenue will be for egress only. The main entrance to the property is from Cheyenne Avenue at the southeast corner of the site. The new driveway egress will provide better circulation of traffic through the property. A gate is located at the proposed driveway egress at the northeast corner of the property and will be closed business hours. The gate is 20 feet wide and has the access panel on the south side of the fence to allow egress only. There is an existing 5 foot wide attached sidewalk, 5 foot wide landscape strip, and 8 foot high block wall adjacent to Colton Avenue. The applicant is requesting waivers to not construct a detached sidewalk, and not meet the requirement for a 10 foot wide landscape strip, stating there are no adverse effects on public facilities and services anticipated with this proposal.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-23-0248	Waiver of development standards and design review for a freight terminal expansion	Approved by PC	June 2023
DR-0289-08	Freight terminal	Approved by BCC	May 2008
ZC-1326-06	Reclassified the property to M-1 zoning	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75) & (APZ-2)	Single-family residential
South	Industrial Light	IL (AE-80) & (APZ-2)	Warehouse
East	Industrial Light	IL (AE-75) & (APZ-2)	Office/warehouse
West	Business Employment	IP & IL (AE-75) & (APZ-2)	Office/warehouse

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.



## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The proposed quantity of street landscape trees will meet the current Code requirements; however, the existing landscaping width along Colton Avenue cannot meet the required 10 foot width for an existing attached sidewalk that is the subject of a waiver request with this application. The intent of street landscaping is to provide adequate area for the trees to grow, provide a buffer to screen the property from public view, and reduce the urban heat island. The existing 8 foot high wall, 5 foot wide landscape strip, width of existing drainage easement along Colton Avenue on the south side of the wall, and higher grade at Colton Avenue will adequately screen this property from the north. Therefore, staff supports this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

This property is lower in elevation than Colton Avenue and has an existing 8 foot wall that was previously approved along the north property line. The proposed trees in combination with the physical elevation difference from north to south, meet the intent of screening the property from public view. Staff can support the proposed expansion of the freight terminal and revised site design, including truck and equipment parking areas and new driveway.

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

#### Waiver of Development Standards #2

Staff has no objection to the request to not install a detached sidewalk along Colton Avenue. A detached sidewalk cannot be provided due to a utility easement, drainage easement, and Nevada Department of Transportation (NDOT) culvert.

### **Staff Recommendation**

Approval.

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



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LEGEND ENGINEERING**

**CONTACT: LEGEND ENGINEERING, 52 WEST 100 NORTH, HEBER CITY, UT 84032**

