



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 16, 2021

6:30pm

### AGENDA

**Note:**

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

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

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

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

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

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

- III. Approval of Minutes for December 2, 2021. (For possible action)
- IV. Approval of the Agenda for December 16, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning  
**12/21/21 PC**

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

VII. General Business:

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

IX. Next Meeting Date: January 13, 2022.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

December 2, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- EXCUSED Planning- Steve Demerritt
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez, Will Covington	

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

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

II. Public Comment: None

III. Approval of October 28, 2021 Minutes

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

IV. Approval of Agenda for December 2, 2021

Moved by: Ms. Castro  
Action: Approved with Item #1 being withdrawn #8 held  
Vote: 4-0/Unanimous

V. Informational Items: Ms. Martinez announced that a groundbreaking ceremony will be held on December 9<sup>th</sup> at 1pm at the Hollywood Reginal Park.

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JUSTIN JONES-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM  
Yolanda King, County Manager

## VI. Planning & Zoning

10/20/21 BCC

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

ITEM WITHDRAWN WITHOUT PREJUDICE

12/07/21 PC

2. **NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEWS** for the following: **1)** single family residential; and **2)** finished grade. Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file).  
MK/jvm/jd (For possible action) 12/07/21 PC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations  
Vote: 4-0/Unanimous
3. **TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:**  
**HOLDOVER TENTATIVE MAP** consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action) 12/07/21 PC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations  
Vote: 4-0/Unanimous
4. **UC-21-0583-KOBOLD CONSTRUCTION G P:**  
**USE PERMITS** for the following: **1)** recycling center in the APZ-2 Overlay District; and **2)** reduce the setback from a recycling center to a non-industrial use.  
**DESIGN REVIEW** for a recycling center within an existing office/warehouse complex on 1.7 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located 450 feet south of Colton Avenue, 650 feet east of Lamb Boulevard within Sunrise Manor. MK/al/jo (For possible action) 12/07/21 PC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations  
Vote: 4-0/Unanimous
5. **TM-21-500081-WARDLEY PROPERTIES LLC:**  
**HOLDOVER TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action) 12/07/21 PC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations  
Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS  
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Yolanda King, County Manager

12/08/21 BCC

6. **WS-21-0614-WARDLEY PROPERTIES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to not provide cross access.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jvm/jo (For possible action) **12/08/21 BCC**  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 4-0/Unanimous**
7. **DR-21-0603-CHURCH BAPTIST FIRST FIL-AM LV:**  
**DESIGN REVIEWS** for the following: 1) place of worship; and 2) finished grade on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Desert Inn Road, 535 feet east of Mountain Vista Street within Sunrise Manor. TS/sd/jo (For possible action) **12/08/21 BCC**  
**Moved by: Ms. Castro per staff recommendations**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

12/21/21 PC

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

HELD PER APPLICANTS REQUEST

- VII. General Business: None
- VIII. Public Comment: The board members made a few comments about accidents and speeding in Sunrise Manor
- IX. Next Meeting Date: The next regular meeting will be December 16, 2021
- X. Adjournment  
The meeting was adjourned at 7:16pm

BOARD OF COUNTY COMMISSIONERS  
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JUSTIN JONES-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM  
Yolanda King, County Manager

12/21/21 PC AGENDA SHEET

MINOR TRAINING FACILITY  
(TITLE 30)

HOLLYWOOD BLVD/CENTENNIAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**

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

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

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**RELATED INFORMATION:**

**APN:**

123-26-101-001 ptn

**LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Site Plan**

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

**Landscaping**

No additional landscaping is proposed or required with this application.

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

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

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

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



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

DRAFT



# LAND USE APPLICATION


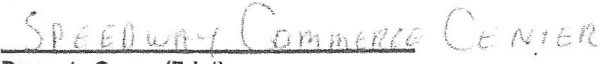
## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

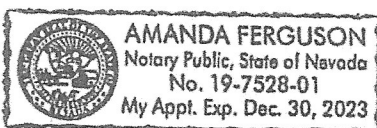
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0634</u> DATE FILED: <u>10/26/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>12/2/21</u> PC MEETING DATE: <u>12/21/21</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>SPEEDWAY COMMERCE CENTER</u> ADDRESS: <u>68651 Speedway Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-643-2476</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Richard Diaz</u> ADDRESS: <u>6213 Olympic Gold St.</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: _____      CELL: <u>(702)970-1819</u> E-MAIL: <u>mrrich16@outlook.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>N/A</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____	

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

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


  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 29 2021 (DATE)  
 By Michael Murphy  
 NOTARY PUBLIC: Amanda Ferguson



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

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**JOSEPH E. DAGHER**  
[jdagher@kcwvlaw.com](mailto:jdagher@kcwvlaw.com)  
702.792.7000

August 25, 2021

VIA UPLOAD

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

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

UC-21-0634

Dear sir or madam:

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

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

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

Sincerely,

KAEMPFER CROWELL



Joseph E. Dagher

JED/lak

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