



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 2, 2020

6:30pm

AGENDA

Note:

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

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

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for June 11, 2020. (For possible action)

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

- IV. Approval of the Agenda for July 2, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)
- VI. Planning and Zoning

07/21/20 PC

- 1. **PA-20-700148-S Z INCOME TRUST & BOHN MICHAEL F TRS:**
PLAN AMENDMENT to redesignate the existing land use categories from BDRP (Business and Design/Research Park) to IND (Industrial) on 4.7 acres. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road. MK/pd (For possible action)**07/21/20 PC**
- 2. **WS-20-0229-NVDD HOLDING RP1, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping. **DESIGN REVIEW** for a building addition in conjunction with an existing recycling center and materials recovery facility on 2.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the north side of Cartier Avenue, 360 feet west of Lamont Street within Sunrise Manor. MK/nr/jd (For possible action)**07/21/20 PC**

07/22/20 BCC

- 3. **ET-20-400049 (ZC-0215-15)-SULEIMAN, WATHIQ:**
USE PERMIT THIRD EXTENSION OF TIME to commence retail sales as a principal use. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced street landscape width; **2)** reduced trash enclosure setback from a residential development; **3)** reduced setbacks; and **4)** reduced height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. (description on file). LW/tk/jd (For possible action)**07/22/20 BC**

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: July 16, 2020.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110
<https://notice.nv.gov>

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



Sunrise Manor Town Advisory Board

June 11, 2020

MINUTES

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

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

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

II. Public Comment: None

III. Approval of March 12, 2020 Minutes

Moved by: Ms. Malone

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for June 11, 2020

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair–LAWRENCE WEEKLY, Vice-Chair
SLARRY BROWN–JAMES GIBSON–JUSTIN JONES–MICHAEL NAFT–TICK SEGERBLOM
Yolanda King, County Manager

VI. Planning & Zoning

07/08/20 BCC

1. ET-20-400048 (UC-18-0168)-LNY INVESTMENT, LLC:

USE PERMIT FIRST EXTENSION OF TIME to commence the following: 1) reduce the separation from a gasoline station to a residential use; 2) reduce the separation from a tire sales and installation facility to a residential use; 3) reduce the separation from a vehicle maintenance facility to a residential use; 4) reduce the separation from a vehicle repair facility to a residential use; 5) permit a proposed vehicle paint and body shop facility; 6) permit a proposed tire sales and installation facility in the APZ-2 Overlay District; 7) permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; 8) permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; 9) permit a proposed vehicle repair facility in the APZ-2 Overlay District; 10) permit a proposed vehicle rental facility in the APZ-2 Overlay District; and 11) permit a proposed vehicle sales facility in the APZ-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from a vehicle paint and body shop to a residential use; 2) permit a vehicle paint and body shop as a principal use; 3) increase block wall height; 4) reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and 5) modified street standards.

DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed tire sales and installation facility; 4) proposed vehicle maintenance facility; 5) proposed vehicle paint and body shop; 6) proposed vehicle repair facility; 7) proposed vehicle rental facility; and 8) proposed vehicle sales facility on 3.9 acres in a M-D (Designed Manufacturing)(APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jd (For possible action)

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

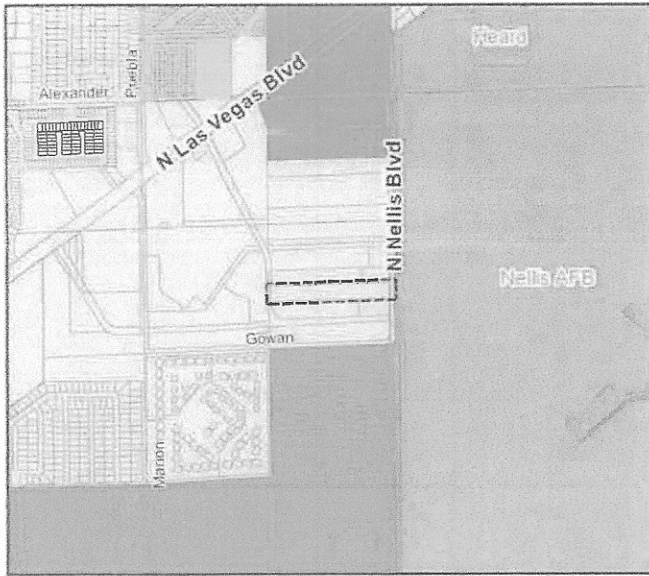
VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 2, 2020

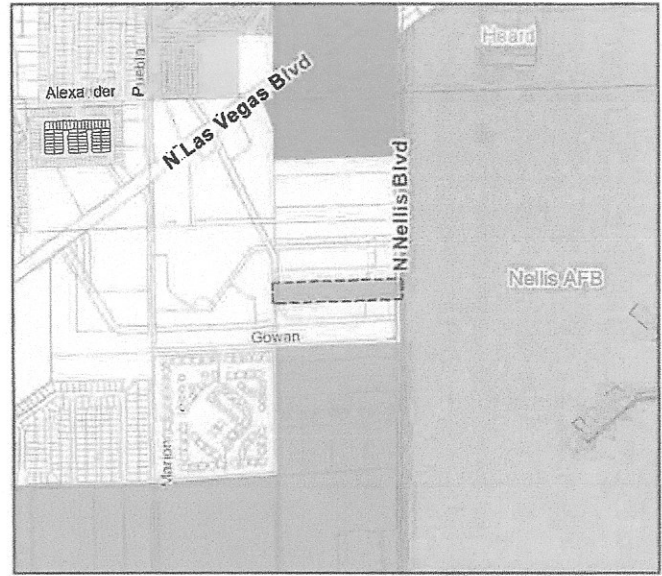
X. Adjournment

The meeting was adjourned at 6:39 p.m.



Adopted

Business and Design/Research Park (BDRP)



Requested

Industrial (IND)

Comprehensive Planning
Sunrise Manor Planned Land Use

PA-20-700148

Commission District B

- | | | | |
|--|---|--|--|
| | Open Lands | | Residential High Rise Center Greater than 32 du/1 ac |
| | Residential Rural Up to 0.5 du/1 ac | | Agricultural |
| | Residential Agricultural Up to 1 du/1 ac | | Office Professional |
| | Rural Neighborhood Preservation Up to 2 du/1 ac | | Commercial Neighborhood |
| | Rural Neighborhood Up to 2.5 du/1 ac | | Commercial General |
| | Residential Low Up to 3.5 du/1 ac | | Commercial Tourist |
| | Residential Suburban Up to 8 du/1 ac | | Business and Design Research Park |
| | Residential Medium Up to 3 du/1 ac to 14 du/1 ac | | Industrial |
| | Residential High Up to 8 du/1 ac to 18 du/1 ac | | Heavy Industrial |
| | Residential Urban Center Up to 18 du/1 ac to 32 du/1 ac | | Public Facilities |
| | | | Institutional |
| | | | Major Development Projects |

Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

0 1,000 2,000 3,000 4,000



Feet

Map created on: March 05, 2020



07/21/20 PC AGENDA SHEET

PLAN AMENDMENT
(SUNRISE MANOR)

NELLIS BLVD/GOWAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-20-700148-S Z INCOME TRUST & BOHN MICHAEL F TRS:

PLAN AMENDMENT to redesignate the existing land use categories from BDRP (Business and Design/Research Park) to IND (Industrial) on 4.7 acres.

Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road. MK/pd
(For possible action)

RELATED INFORMATION:

APN:

140-08-601-015

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Commission District: B
- Site Acreage: 4.7

This is a request for an amendment to the Sunrise Manor Land Use Plan on 4.7 acres from BDRP (Business and Design/Research Park) to IND (Industrial). The property is located on the west side of Nellis Boulevard, 450 feet north of Gowan Road in Sunrise Manor.

Applicant's Justification

The applicant states that the request to change the planned land use from Business and Design/Research Park to Industrial is needed to allow for a rezone of the property to M-1.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & R-E	Warehouse & office
South	Business and Design/Research Park	M-D & C-2	Undeveloped, retail, office & warehouse
East	Public Facility	P-F	Nellis Air Force Base

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-T	Undeveloped

Analysis

Community Planning

Staff finds the request for the IND (Industrial) appropriate for this location. The property is located in an area with existing light manufacturing uses that currently utilize outdoor storage.

Staff Recommendation

Approval.

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:

PROTEST:

APPLICANT: SAM ZEER

CONTACT: SAM ZEER, 3735 N. NELLIS BLVD, STE 100, LAS VEGAS, NV 89115

07/21/20 PC AGENDA SHEET

BUILDING ADDITION/LANDSCAPING
(TITLE 30)

CARTIER AVE/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0229-NVDD HOLDING RP1, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.
DESIGN REVIEW for a building addition in conjunction with an existing recycling center and materials recovery facility on 2.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone.

Generally located on the north side of Cartier Avenue, 360 feet west of Lamont Street within Sunrise Manor. MK/nr/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-701-010

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4830 E Cartier Avenue
- Site Acreage: 2
- Project Type: Building addition and elimination of landscaping
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 2,080
- Parking Required/Provided: 20/20

Site Plan

The plan shows an existing recycling center and metal recovery facility with a 6 foot high combination textured block wall and a metal fence that extends 11 feet north of the southern property line. An existing 720 square foot office building is located in the southwest portion of the site with 5 parking spaces located north of the building. An existing 1 story, 22 foot high, 2,720 square foot office building is located on the eastern side of the site. The proposed 2 story, 30 foot high, 2,080 square foot addition will extend to the north side of the existing building.

Parking for the existing office is located under a metal shade structure on the west side of the building. New parking spaces and a trash enclosure are proposed north of the proposed building addition. To the west of the new parking area are 2 existing portable buildings. A 28,900 square foot steel building is located on the northern portion of the property. The property is accessed from Cartier Avenue from a 46 foot wide driveway with mechanical gate.

Landscaping

An existing 11 foot wide landscape area extends along the southern boundary of the site. Parking lot landscaping per Figure 30.64-14 is required.

Elevations

The plan depicts a 30 foot high, 2 story, 2,080 square foot addition to the existing 1 story office building. The exterior of the building will be a combination of metal siding and stone veneer in neutral colors, the exterior redesign will extend to the existing building. The north side of the building will have an external staircase and a balcony from the second floor. The south elevation includes pergolas over the doors.

Floor Plans

The plans show the first floor with offices, restrooms, reception, and waiting areas. The addition on the first floor include additional offices, breakroom, and restrooms. The proposed second floor addition includes a restroom and open area with exterior access, and a balcony on the north side.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed building addition is to provide employees with additional workspace, restrooms, and a breakroom. The waiver of parking lot landscaping is requested due to the industrial nature of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0665-09	Metal building for recycling center/metals recovery facility	Approved by PC	December 2009
UC-1341-07	Recycling center and materials recovery facility with reduced lot size and setbacks.	Approved by PC	January 2008
VC-0280-98	Solid waste transfer station with waivers of paving and separation from a dwelling	Approved by PC	March 1998
WT-0534-96	Increased finish grade for a warehouse	Approved by PC	May 1996

Prior Land Use Requests

Application Number	Request	Action	Date
DR-2085-95	Warehouse	Approved by PC	January 1996
DR-1835-94	Office warehouse	Approved by PC	December 1994
VC-0120-94	Dump truck storage and repair facility	Approved by PC	March 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	M-1	Construction, recycling center, & outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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

Staff reviews waiver of development standards and design review requests to ensure compatibility with existing and planned development in the surrounding area. The surrounding area is planned for Business and Design/Research Park and has been developed as an industrial area. The current condition on the site is an 11 foot wide landscaped area on the street side of the existing wall/fence combination which is consistent with the surrounding area. Internal landscaping on the surrounding properties is minimal. The site has constant movement of heavy machinery and materials. Generally staff does not support the elimination of landscaping because landscaping helps to reduce environmental problems, and helps to enhance the visual character of a site. However, staff finds that elimination of landscaping on this site will not create a negative impact on the surrounding area due to the existing industrial nature of the area. The expansion of the existing building and the redesign of the existing building exterior is a benefit to the surrounding area. Proper placement and thoughtful site design and taking existing conditions into account helps to minimize potential negative impacts to the surrounding area; therefore, staff can support the requested waiver of development standards and design review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON ST, STE 12-A, LAS VEGAS, NV 89103



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/27/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>\$1150</u> CHECK #: _____ COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="radio"/> Y <input type="radio"/> N TRAILS? <input checked="" type="radio"/> Y <input type="radio"/> N PFNA? <input checked="" type="radio"/> Y <input type="radio"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0229</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>7/2</u> TIME: <u>6:30</u> PC MEETING DATE: <u>7/21/20 @ 7:30</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1/AE-70/AP2-2</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: _____ SIGN? <input checked="" type="radio"/> Y <input type="radio"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>NVDD Holding RP 1, LLC</u> ADDRESS: <u>1364 N Hollywood Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-210-7341</u> CELL: <u>702-644-6840</u> E-MAIL: <u>rsprague@lunasconstruction.com</u>	
	APPLICANT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-448-8737</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-17-701-010
 PROPERTY ADDRESS and/or CROSS STREETS: 4830 E Cartier Ave
 PROJECT DESCRIPTION: 2,080 SF building addition. Landscape buffer waiver. Parking landscape waiver.

(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 May 08, 2020 (DATE)
 By Manuel Madrigal
 NOTARY PUBLIC:



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



Planner
Copy
WS-20-0229

May 15, 2020

Clark County Public Works – Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV. 89155

**RE: Design Review & Waiver of Standards
Lunas Building Addition
140-17-701-010**

To Whom It May Concern,

Please find attached our Design Review & Wavier of Standards application package for the above referenced project.

This application is for the proposal of a 2-story office building addition (2,080 S.F.) to add additional workspace for employees including additional offices, break room and restrooms. The addition will have a total height of 30' and include exterior facade improvements.

Site parking meets the Title 30 Requirements with 20 parking stalls provided where 20 is required. All existing portable buildings will remain on site and be adjusted to meet required setbacks.

A waiver of standards is requested for all required parking landscape due to the industrial use of the property.

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

Sincerely,


Kerry Shahan
Principal Architect
Architectural Civil Group, LLC.
KShahan@acg.design
(702) 355-9638



MAY 26 2020

07/22/20 BCC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

PECOS RD/GOWAN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400049 (ZC-0215-15)-SULEIMAN, WATHIQ:

USE PERMIT THIRD EXTENSION OF TIME to commence retail sales as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscape width; 2) reduced trash enclosure setback from a residential development; 3) reduced setbacks; and 4) reduced height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone.

Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor (description on file). LW/tk/jd (For possible action)

RELATED INFORMATION:

APN:

140-07-310-049; 140-07-310-050

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscape width along Pecos Road and Gowan Road to 10 feet where a minimum of 15 feet is required (a 33.3% reduction).
2. Reduce trash enclosure setback (south) from a residential development to 10 feet where a minimum of 50 feet is required (an 80% reduction).
3.
 - a. Reduce the rear setback (east) to 12 feet for a retail building where a minimum of 20 feet is required (a 40% reduction).
 - b. Reduce the interior side setback (south) to 10 feet for a trash enclosure where a minimum of 20 feet is required (a 50% reduction).
 - c. Reduce the front setback (west) to 10 feet for a trash enclosure where a minimum of 20 feet is required (a 50% reduction).
4. Reduce the height/setback ratio adjacent (east) to a single family residential use to 12 feet where a minimum of 18 feet is required (a 33.3% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3580 and 3590 N. Pecos Road
- Site Acreage: 0.4

- Project Type: Retail building
- Building Height (feet): 15
- Square Feet: 3,300
- Parking Required/Provided: 14/14

History & Site Plans

The original application consisted of a zone change, use permit, waivers of development standards, and a design review. With approval of the request in May 2015 the Board of County Commissioners made the zoning permanent and included a condition of 1 year to commence and review the use permit and waivers of development standards as a public hearing. This application is a request for an extension of the commencement date of the use permit and waivers of development standards.

The original plans showed a proposed retail building located 12 feet from the east property line and 52 feet from the south property line. Access to the site is via 1 ingress/egress point from Pecos Road. A trash enclosure is located on the southwest portion of the site, 10 feet from the south property line. A total of 14 parking spaces are provided along the west and south sides of the building where a minimum of 14 parking spaces are required.

Landscaping

The plans show a 10 foot wide street landscape area along Pecos Road and Gowan Road, consisting of 25 inch box Arizona Cypress trees every 20 feet with Jasmine shrubs and groundcover. Attached sidewalks exist along Pecos Road and Gowan Road. A minimum 10 foot wide intense landscape buffer per Figure 30.64-12 is provided along the east and south property lines consisting of Arizona Cypress trees and Jasmine shrubs. A Palo Verde tree and Texas Ranger shrubs are provided within the parking lot area.

Elevations

The plans depict a 1 story, 15 foot high retail building constructed of stucco finish, storefront window systems, and a flat roof with a parapet wall. The main entrances of the building face west toward Pecos Road. A 3 inch wide bronze color, architectural reveal is depicted across the top portion of the north, south, and west elevations.

Floor Plans

The plans show a 3,300 square foot retail building with 2 tenant spaces.

Signage

Signage was not a part of the original application and is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400187 (ZC-0215-15):

Current Planning

- Until May 20, 2020 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0444-2016 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ZC-0215-15 (ET-0070-16):

Current Planning

- Until May 20, 2018 to commence and review the use permit and waivers of development standards as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0215-15:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 1 year to commence and review the use permit and waivers of development standards as a public hearing;
- Provide a development agreement to mitigate impacts to the neighbors;
- Provide a letter to Comprehensive Planning from the property owner to the south agreeing to the trash enclosure location and landscape buffer as shown on the plan;
- No alcohol sales;
- A minimum 3 foot wide raised sidewalk and/or landscape area be placed along the north and south sides of the building;
- Trash enclosure walls to be stucco finished and painted to match the building;
- A perpetual cross access easement be provided with the property to the south if the adjacent property is developed with similar type uses;
- Provide an intense landscape buffer per Figure 30.64-12 along the south and east property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 54 feet radius spandrel at corner for a traffic signal;
- Commercial curb return driveways per Standards 222.1 and 225.

Building/Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states they are near to commencement of this project. The applicant has applied for a traffic study and is awaiting approval. A final map and drainage study have already been approved, and they have obtained bonding for their off-sites. The applicant is preparing to start grading once plans are finalized.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400187 (ZC-0215-15)	Second extension of time to commence and review retail sales with waivers for reduced street landscape width, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio	Approved by BCC	October 2018
ZC-0215-15 (ET-0070-16)	First extension of time to commence and review retail sales with waivers for reduced street landscape width, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio	Approved by BCC	July 2016
ZC-0215-15	Reclassified 0.4 acres from R-T to M-D zoning with a use permit to allow retail sales as a principal use and waivers to reduce street landscape width, reduce trash enclosure setback from a residential development, reduce setbacks, and reduce height/setback ratio adjacent to a single family residential use with a design review for a retail building	Approved by BCC	May 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0789-14	Reclassified the site from R-T to M-D zoning for a convenience store	Withdrawn without prejudice	November 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business and Design/Research Park	R-T	Single family residential
West	City of North Las Vegas	C-1 & M-2	Retail stores, convenience store, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The original application as approved in May 2015 made the zone change to M-D permanent along with subsequent extensions of time ET-18-400187 and ET-400070-16 which have been approved; however, a condition to commence and review the use permit for retail sales as a principal use and several waivers of development standards were included. Work toward construction of the retail building has not yet commenced. The applicant has plans submitted for review and is waiting on a public works permit to be reviewed. The project as approved still complies with Policy 2 of the Sunrise Manor Land Use Plan which promotes maximizing the use of in-fill and redevelopment in existing urbanized areas; and Policy 19 which encourages building heights to be transitional so that a structure adjacent to residential use is of similar height. Since the M-D zoning is permanent and the project is in conformance with the Sunrise Manor Land Use Plan, staff can support an extension of time on this application.

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

- Until May 20, 2022 to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WATHIQ SULEIMAN

CONTACT: NAOMI LEWIS, BROWN, BROWN, & PREMSRIRUT LAW, 520 S. 4TH ST.,
LAS VEGAS, NV 89101



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) zc-0215-15 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5-18-2020</u> PLANNER ASSIGNED: <u>TUC</u> ACCEPTED BY: <u>TUC</u> FEE: <u>\$950.00</u> CHECK #: _____ COMMISSIONER: <u>LW</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>ET-20-400049</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>7/2</u> TIME: <u>6:30PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/22 9AM</u> ZONE / AE / RNP: <u>MD</u> PLANNED LAND USE: <u>SM BDEP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>Wathiq Suleiman</u> ADDRESS: <u>6982 Aptos Court</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>N7026843911@yahoo.com</u>
CORRESPONDENT	NAME: <u>Nick (Wathiq) Suleiman</u> ADDRESS: <u>6982 Aptos Court</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 684-3911</u> CELL: _____ E-MAIL: <u>boostmobilelv@yahoo.com</u> REF CONTACT ID #: <u>179194</u>	
		NAME: <u>Brown, Brown and Prensirut c/o Lora Dreja</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@Brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>

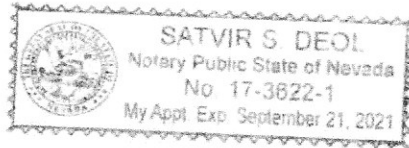
ASSESSOR'S PARCEL NUMBER(S): 140-07-310-049, 050
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Pecos and Gowan
 PROJECT DESCRIPTION: Extension of Time

(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)* Wathiq Suleiman
 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5/13/2020 (DATE)
 By Wathiq Suleiman

NOTARY PUBLIC: [Signature]



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

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

May 15, 2020

Clark County Current Planning
500 S Grand Central Pkwy.
Las Vegas, Nevada 89155

Re: Extension of Time ZC-0215-15, SEC Pecos at Gowan 140-07-310-049, 050

Dear Sir/Madam,


Per ET-18-400187 (ZC-0215-15) our client is scheduled to commence and review the development of a retail project. Since the last approval, the client has made significant progress towards developing the site. Supporting documentation to this letter includes.

- 1) Payment of Traffic Mitigation fees to comply with condition reading "Traffic Study and Compliance." \$17,100.00
- 2) Approved Final Map with dedication of spandrel per original conditions NFM-19-500160
- 3) Approved Drainage Study per original conditions
- 4) Off-site improvement plans are included as an attachment. Signatures from some entities have, so far, been obtained.
- 5) Offsite Improvements have been bonded for in the amount of \$33,394.46

The client has made a good faith effort to commence construction on this property and is prepared to begin grading and offsite work once the mylars have been signed. It is anticipated this approval will be received within the next two months.

We therefore respectfully request an additional 18 months to review.

Very truly yours,


Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut