



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 30, 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](http://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](mailto:jillniko@hotmail.com)

County Liaison(s): Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov) Kelly Benavidez [kdb@ClarkCountyNV.gov](mailto: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 July 16, 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 30, 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

**08/18/20 PC**

1. **AR-20-400061 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/tk/jd (For possible action)**08/18/20PC**
2. **DR-20-0295-S & S FUELS, LLC:**  
**DESIGN REVIEW** for a building addition onto an existing convenience store on 0.6 acres in an H-2 (General Highway Frontage) (AE-70) Zone. Generally located on the southwest corner of Craig Road and Las Vegas Boulevard North within Sunrise Manor. MK/sd/ja (For possible action)**08/18/20PC**
3. **DR-20-0297-TEN15 WINTERWOOD, LLC:**  
**DESIGN REVIEW** for an approximate 3,748 square foot retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)**08/18/20**
4. **WS-20-0277-RA SOUTHEAST LAND COMPANY, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/rk/jd (For possible action) **08/18/20PC**

**08/19/20 BCC**

5. **ET-20-400071 (NZC-0249-14) -KNOCKOUT INVESTMENTS, LLC:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 1.3 acres from R-E (Rural Estates Residential) zone to C-1 (Local Business) zone. Generally located on the north side of Sahara Avenue, 290 feet west of Lamb Boulevard within Sunrise Manor (description on file). TS/bb/jd (For possible action)**08/19/20BCC**

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: August 13, 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

July 16, 2020

### MINUTES

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

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

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

II. Public Comment: None

III. Approval of July 2, 2020 Minutes

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

IV. Approval of Agenda for July 16, 2020

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

V. Informational Items:

1. Mr. Cedurberg gave a brief presentation about proposed alignments for a Hollywood Blvd. extension to connect Sunrise Manor to Henderson through the Wetlands Park.
2. Ms. Castro announced that the Election Department is hiring for various positions: [www.clarkcountynv.gov/vote](http://www.clarkcountynv.gov/vote) for more information.
3. Ms. Martinez reminded everyone that the free Covid-19 testing is at Monaco Middle School July 18-19<sup>th</sup> (8am-1pm) No apt. necessary.

## VI. Planning & Zoning

08/04/20 PC

1. **UC-20-0260-UNITED BROTHERS, LLC:**  
**USE PERMIT** to allow a hotel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow kitchens within the hotel guest rooms; 2) increase building height; 3) eliminate cross access; 4) reduce parking; 5) reduce setback; 6) eliminate the loading space; and 7) reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) a proposed hotel; and 2) allow alternative parking lot landscaping on a portion of 4.6 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Craig Road and Lamb Boulevard within Sunrise Manor. MK/jor/jd (For possible action)08/04/20PC  
**Moved by: Mr. Barbeau**  
**Action:APPROVED the Design Review, Use Permit & Waivers 1,2,4,5 and 7 DENIED Waivers 3 & 6**  
**Vote: 4-0/Unanimous**

08/05/20 BCC

2. **UC-20-0241-NMG CAPITAL PARTNERS II ETAL & GKT 5, LLC:**  
**USE PERMITS** for the following: 1) retail sales; and 2) hazardous materials and used oil.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEWS** for the following: 1) retail building; and 2) increased grade on a 1.5 acre portion of a 21.0 acre site in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Carey Avenue within Sunrise Manor. MK/bb/jd (For possible action)08/04/20 BCC  
**Moved by: Mr. Thomas**  
**Action:Approved the Use Permit, Design Review DENIED the Waivers of Development Standards**  
**Vote: 4-0/Unanimous**
3. **ZC-20-0266-DISCOUNT DUMPSTERS, LLC:**  
**ZONE CHANGE** to reclassify 5.1 acres from R-E (Rural Estates Residential) (AE-70 & APZ-2) Zone to M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone for future development. Generally located on the east side of Nellis Boulevard, 750 feet north of Carey Avenue within Sunrise Manor (description on file). MK/bb/jd (For possible action) 08/04/20 BCC  
**Moved by: Ms. Castro**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**
4. **ZC-20-0268-REBEL OIL COMPANY INCORPORATED:**  
**ZONE CHANGE** to reclassify 1.6 acres from R-E (Rural Estates Residential) (AE-75) Zone to M-D (Designed Manufacturing) (AE-75) Zone.  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) alcohol sales, beer and wine - packaged only; 4) alcohol sales, liquor - packaged only; and 5) reduce the separation for a proposed convenience store to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalk on Pecos Road; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station; and 2) increased finished grade. Generally located on the north side of Cheyenne Avenue and the east side of Pecos Road within Sunrise Manor (description on file). LW/lm/xx (For possible action) 08/04/20 BCC  
**Moved by: Ms. Castro**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**

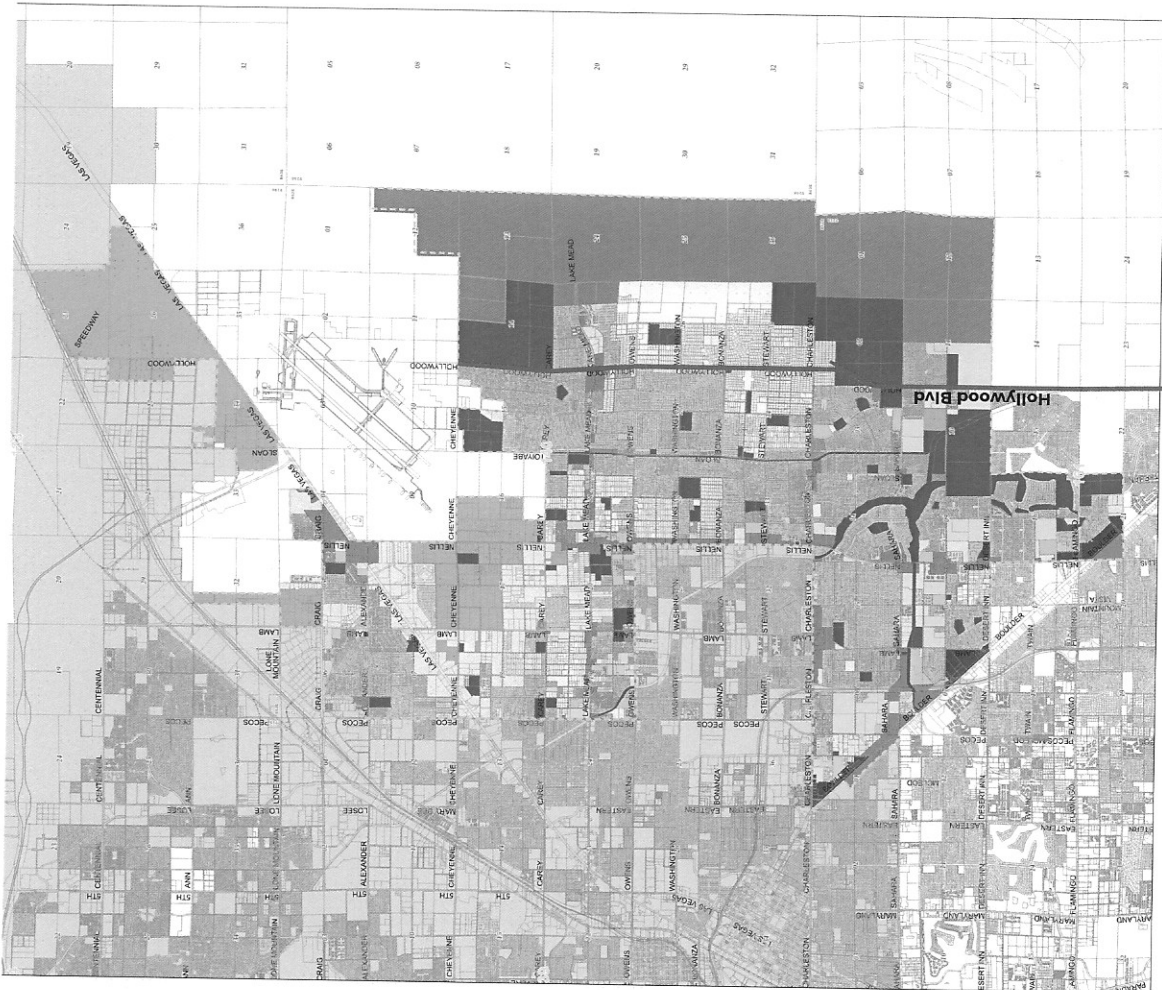
# Sunrise Manor Transportation Improvements

## Hollywood Boulevard Extension Feasibility Study



WSJ

# Sunrise Manor Land Use Plan



# Hollywood Boulevard Extension Feasibility Study

## Clark County Department of Public Works

### **Purpose**

- To Provide a Direct Connection Between Sunrise Manor and the City of Henderson
- To Link the primarily Residential Sunrise Manor to the commercial and employment areas of Henderson
- To Improve Recreational Access to the Wetlands Park

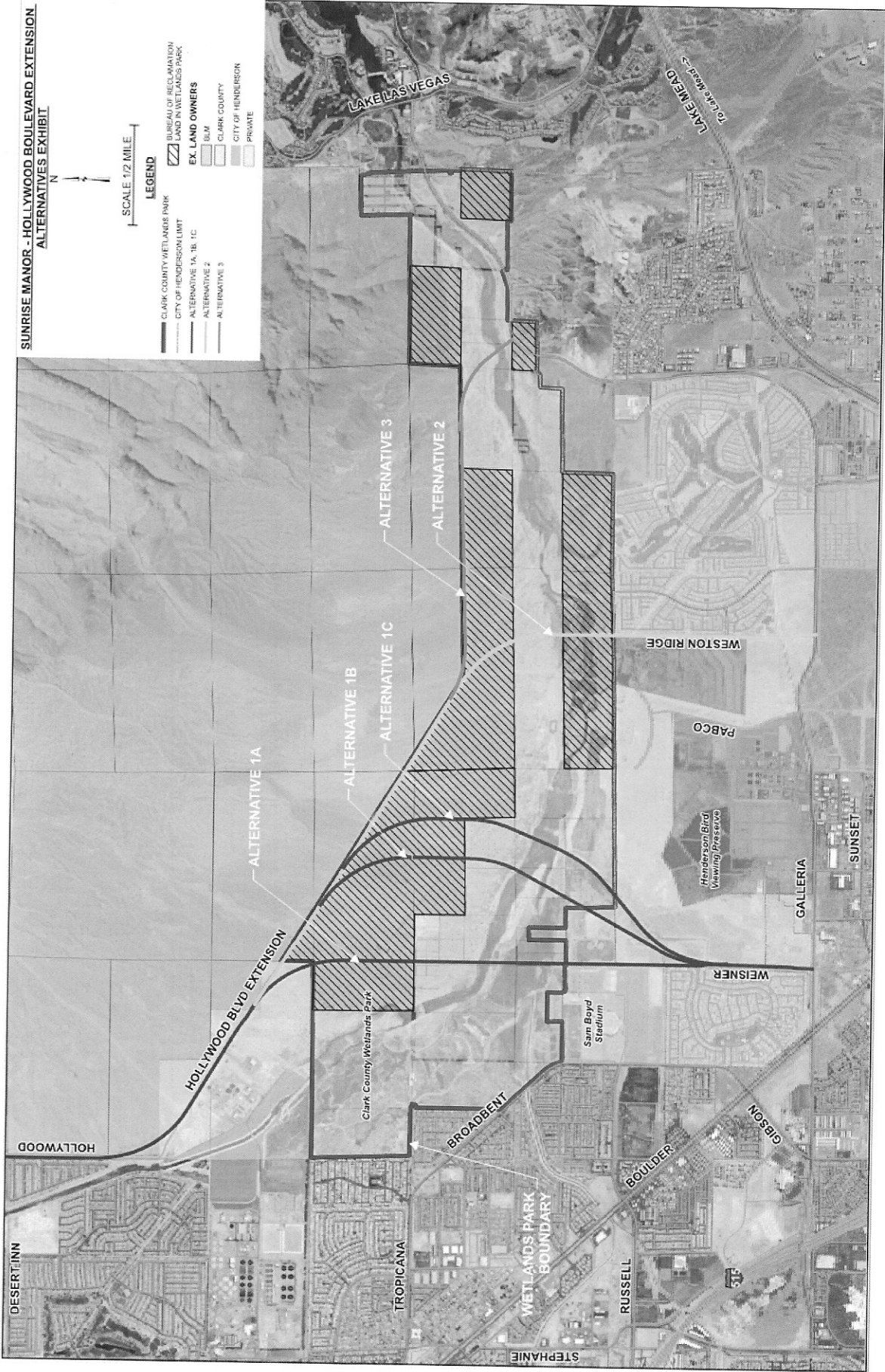
# Hollywood Boulevard Extension Feasibility Study

## Clark County Department of Public Works

- New Arterial Street and Trail Extending Through the Wetlands Park from Hollywood Boulevard to the Henderson Street Network
- Cross the Wetlands Park
- Bridge over the Las Vegas Wash
- Alternative to the I-515 Freeway and Boulder Highway



**SUNRISE MANOR - HOLLYWOOD BOULEVARD EXTENSION  
ALTERNATIVES EXHIBIT**





**SUNRISE MANOR  
FEASIBILITY STUDY  
HOLLYWOOD BOULEVARD  
EXTENSION**

- LEGEND**
- FLOODWAY
  - RIPPAP FACILITIES
  - 100-YR FLOODPLAIN
  - DEFINED TRIBUTARIES
  - CLARK COUNTY WETLANDS PARK
  - BOUNDARY

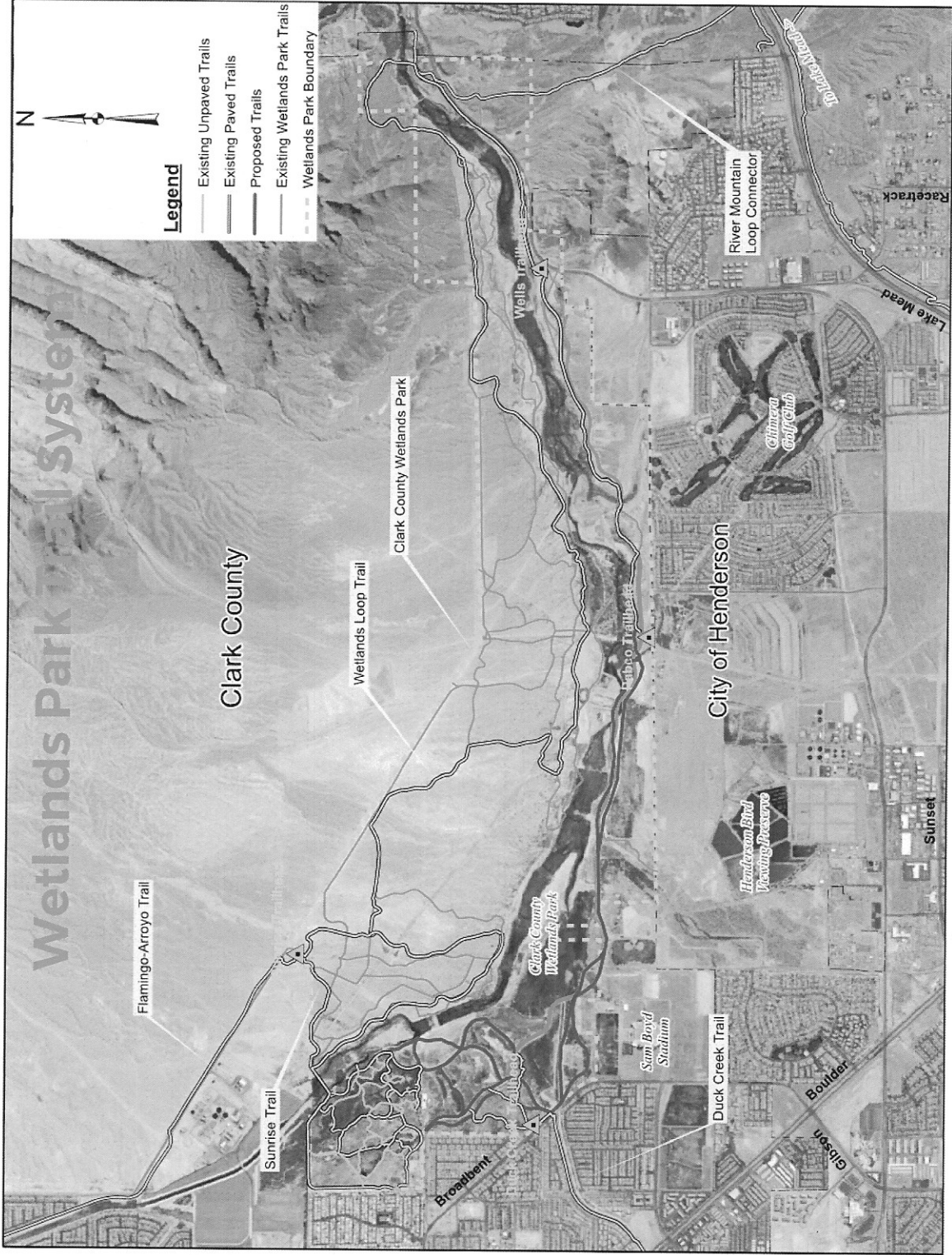


0 1,250 2,500  
Graphic Scale in Feet

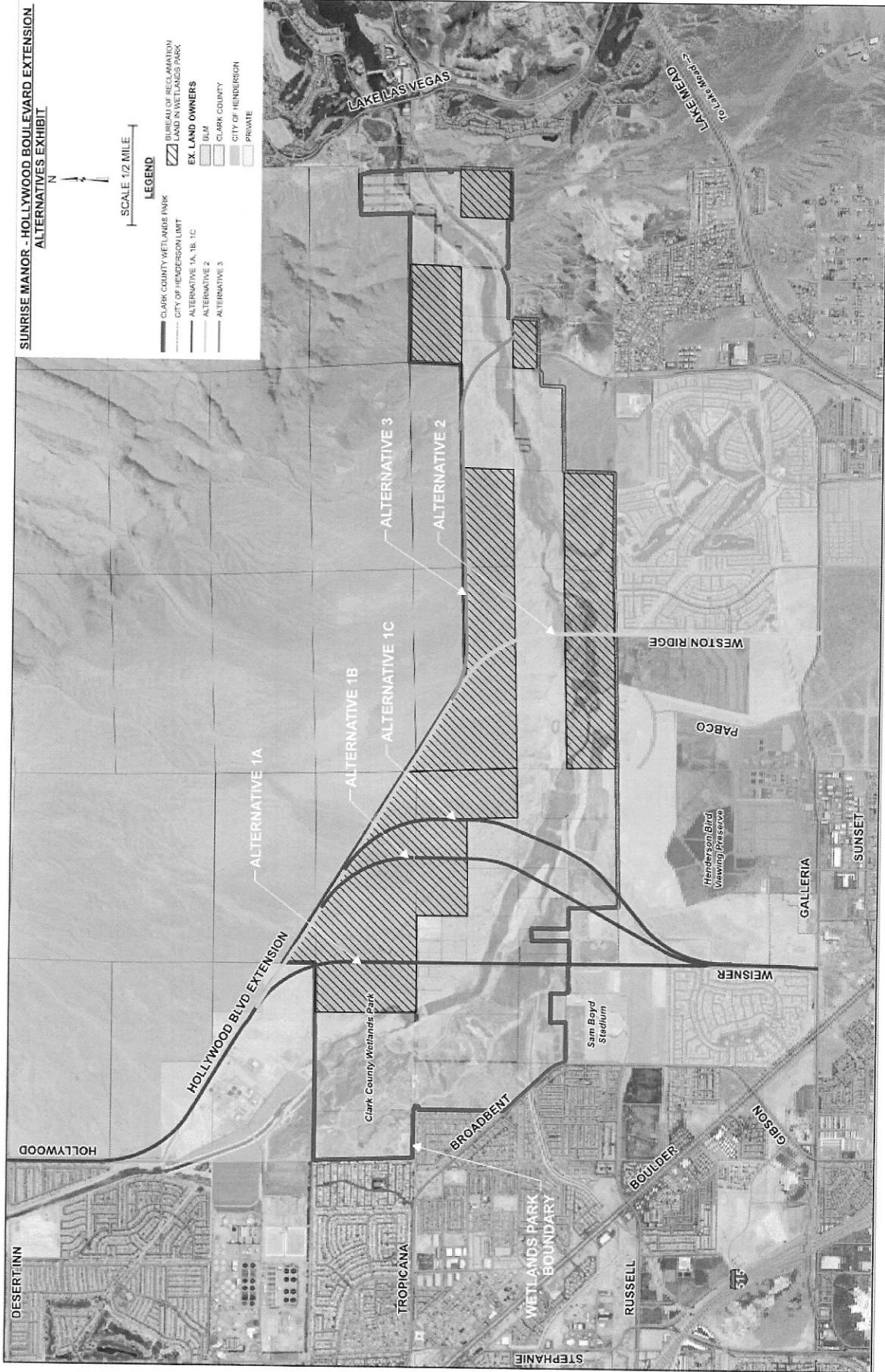


TRIBUTARIES TO THE  
CLARK COUNTY WETLANDS  
PARK REACH OF THE LAS  
VEGAS WASH





**SUNRISE MANOR - HOLLYWOOD BOULEVARD EXTENSION  
ALTERNATIVES EXHIBIT**

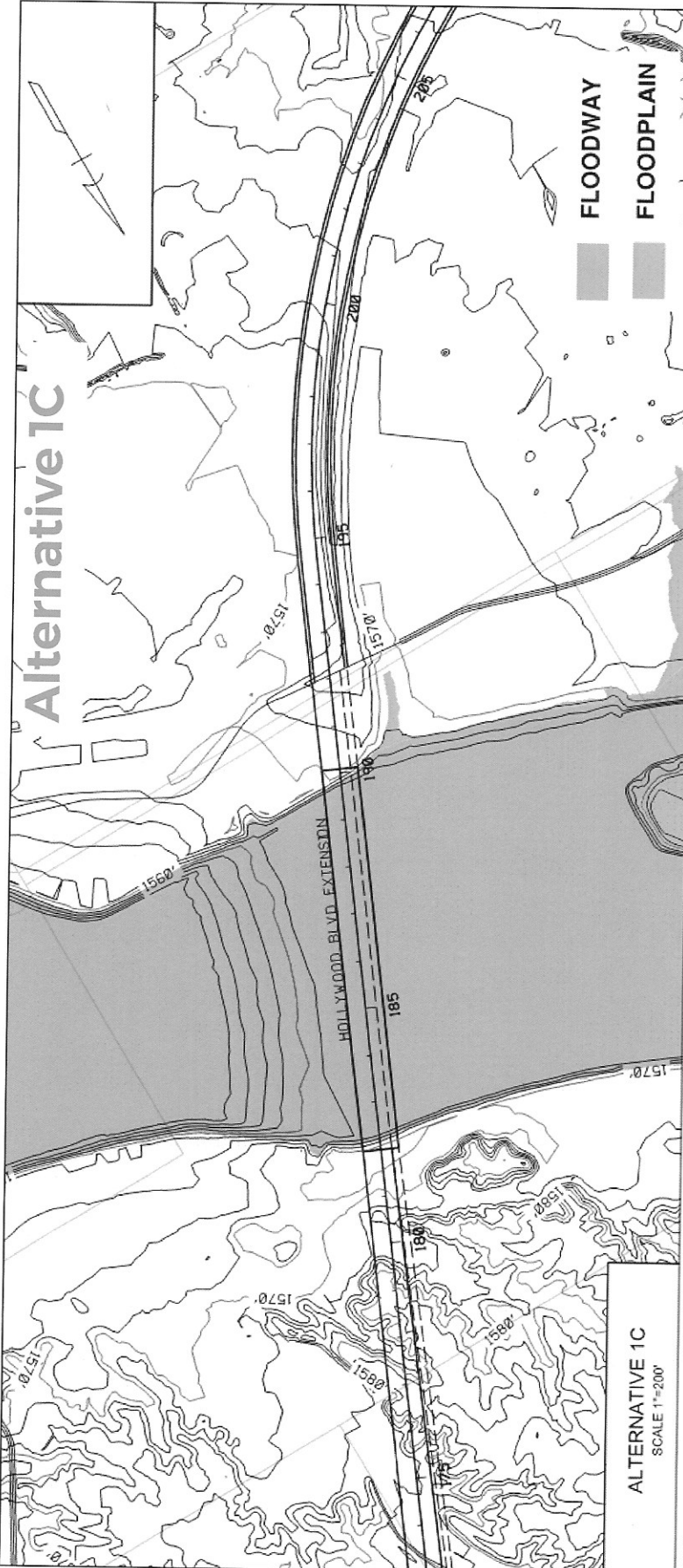


SCALE 1/2 MILE

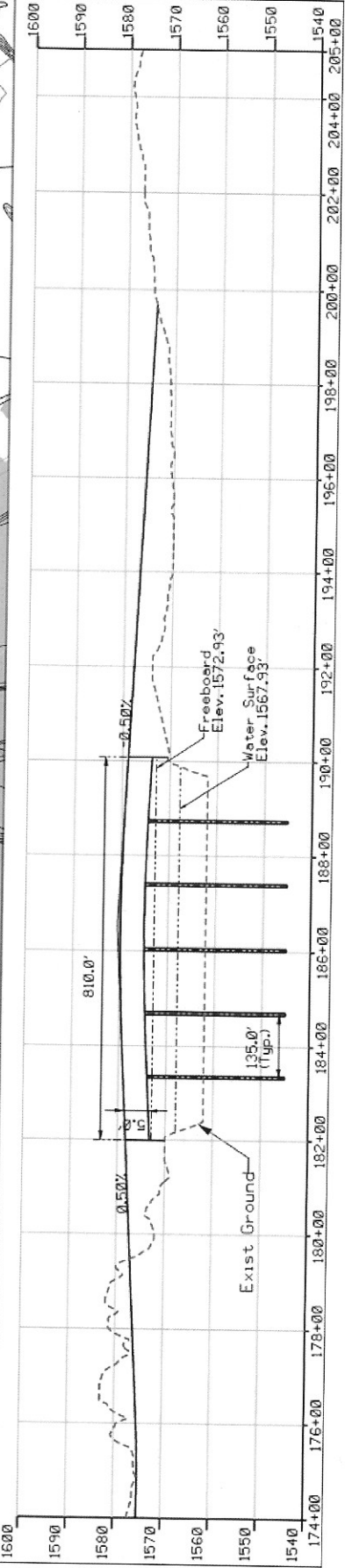
**LEGEND**

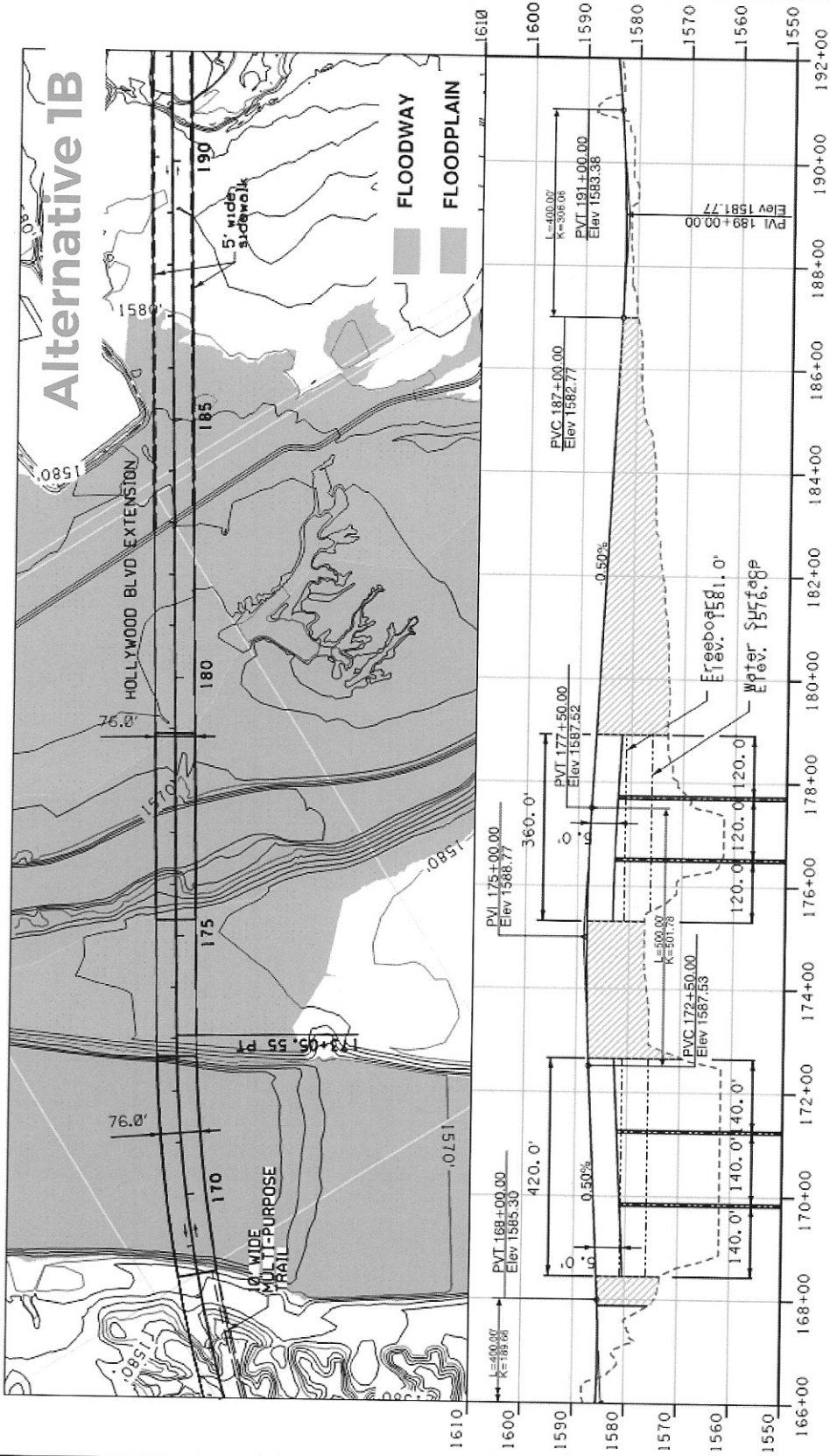
- CLARK COUNTY WETLANDS PARK
- CITY OF HENDERSON LIMIT
- EX. LAND OWNERS
- CLARK COUNTY
- CITY OF HENDERSON
- PRIVATE
- BUREAU OF RECLAMATION LAND IN WETLANDS PARK
- ALTERNATIVE 1A, 1B, 1C
- ALTERNATIVE 2
- ALTERNATIVE 3

# Alternative 1C



ALTERNATIVE 1C  
SCALE 1"=200'





DATE: _____	SCALE: _____	PROJECT NO.: _____	PROJECT NAME: _____
DESIGNED BY: _____	CHECKED BY: _____	APPROVED BY: _____	DATE: _____
DRAWN BY: _____	DATE: _____	PROJECT NO.: _____	PROJECT NAME: _____
DATE: _____	SCALE: _____	PROJECT NO.: _____	PROJECT NAME: _____

**PRELIMINARY**  
SUBJECT TO CHANGE WITHOUT NOTICE

**SUNRISE MANOR FEASIBILITY STUDY  
HOLLYWOOD BOULEVARD EXTENSION  
ALTERNATIVE 1B**

**CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS**

**CLARK COUNTY**

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

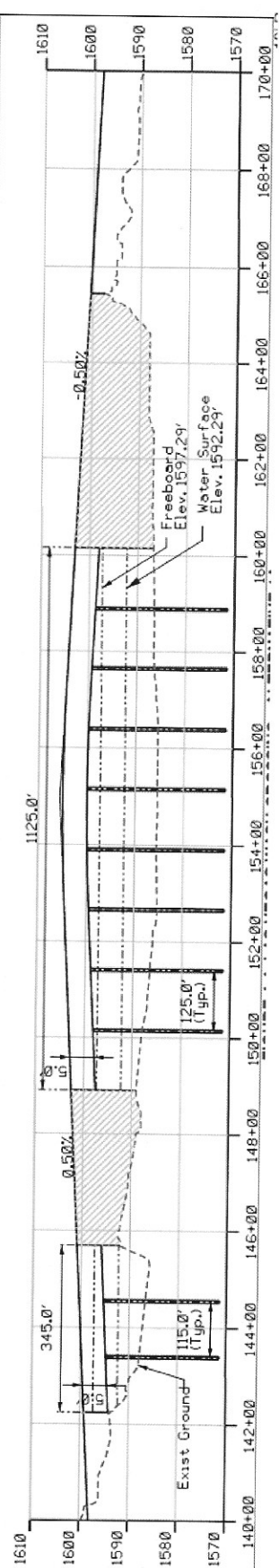
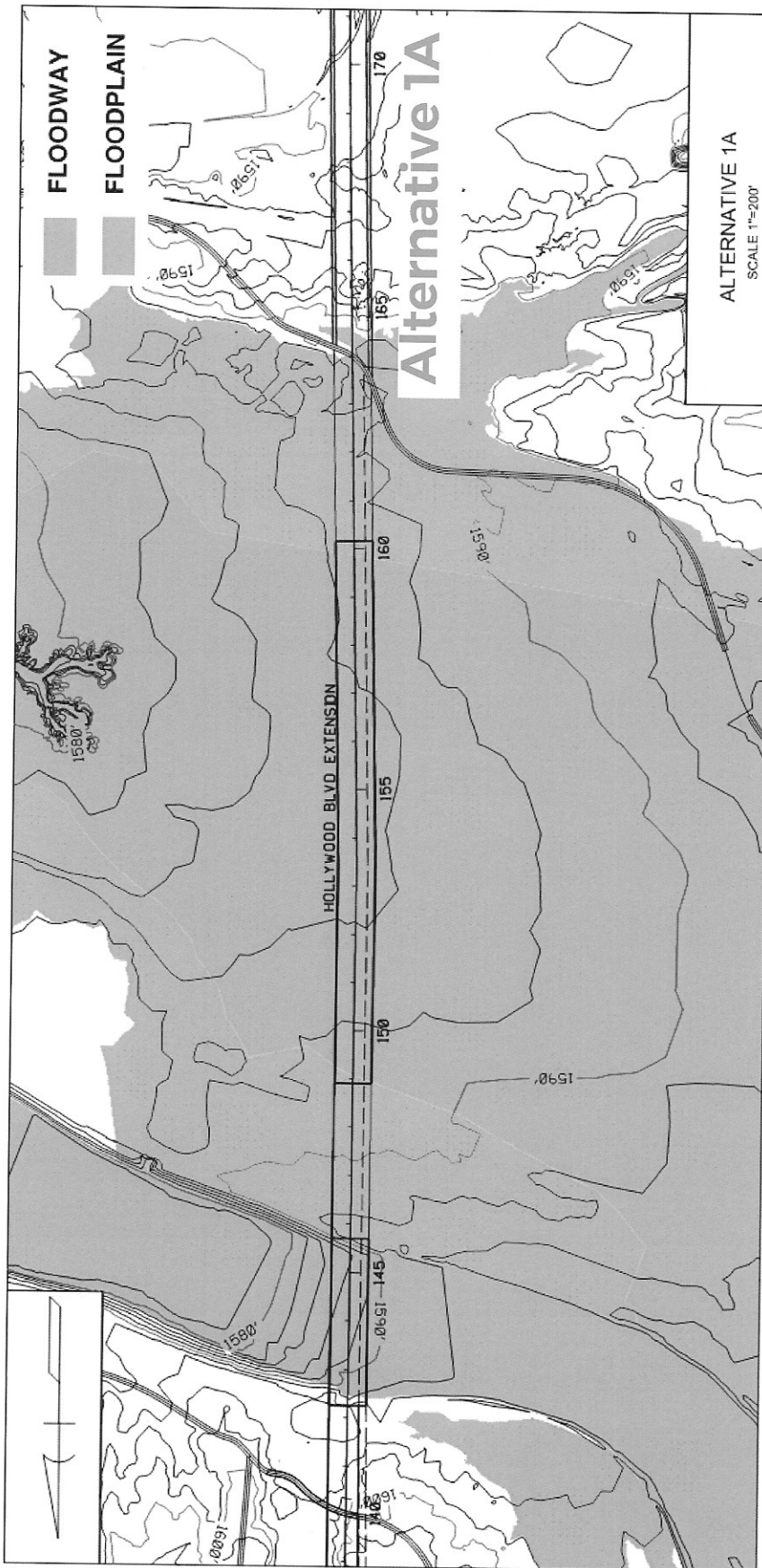
CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

7









# Benefit/Cost Analysis

Hollywood Boulevard Extension Alternatives:  
Benefit/Cost Analysis of Proposed Improvements  
(2019 Dollars)

Alternative	Present Worth of Benefits (mil. \$)			Total Benefits (mil. \$)	Project Costs (mil. \$)			B/C Ratio
	Travel Time Savings	Vehicle Op. Cost Savings	Emission Reduction Savings		Construction Costs	Design & CM Costs	Total Costs (mil. \$)	
Alternative-1A	\$101.1	\$36.4	\$2.3	\$139.8	\$41.3	\$7.4	\$48.7	2.9
Alternative-1B	\$101.1	\$36.4	\$2.3	\$139.8	\$30.2	\$5.4	\$35.6	3.9
Alternative-1C	\$101.1	\$36.4	\$2.3	\$139.8	\$32.8	\$5.9	\$38.7	3.6
Alternative-2	\$95.4	\$29.4	\$1.9	\$126.8	\$23.7	\$4.3	\$28.0	4.5
Alternative-3	\$146.8	\$86.6	\$5.6	\$239.0	\$19.9	\$3.6	\$23.5	10.2

# Characteristics of Hollywood Boulevard Extn

The following are the characteristics of the Hollywood Boulevard Extension with Alternatives 1B and 1C recommended for further study:

Roadway Improvement Length	4.1 to 4.5 miles
Roadway Width	76 ft 4-lane road and 10 ft. multipurpose trail
Posted Speed	45 mph
Roadway Right-of-way Width	100 ft.
Total Right-of-way	46 to 52 acres
Federal Right-of-way	21 to 27 acres
Clark County Right-of-way	19 to 20 acres
Private Right-of-way	5 to 6 acres
Length of Bridge over Las Vegas Wash Floodway	780 to 810 ft.
Las Vegas Wash Floodplain Area Affected	2 to 5 acres
Year 2020 Traffic Volume (vehicles/2-hours)	1,500 (AM)/1,548 (PM)
Year 2040 Traffic Volume (vehicles/2-hours)	3,255 (AM)/3,568 (PM)
Estimated Project Cost (2019\$)	\$35.6 to \$38.7 million*



slw

Mr. Walter Seip pointed out that the Sunrise Manor budget for 2021 contained no projected expenditures (noticeably missing were the requested security cameras) and that it reflected a total about 1.5 million dollars less than last years. Mr. Seip stated that on 2 June he asked the BCC – why. He said there was no response from the commissioners.

The copy furnished to board members documented an 8% increase in property tax revenues, a 20% reduction in revenues from permits and licenses, and a projected 2.4 million dollar decrease in State shared revenues.

Mr. Seip also reported that although nominated to represent Sunrise Manor on the County's Community Development Advisory Committee, providing his resume when requested, and approved by a vote of the BCC – he was never contacted to serve.

08/18/20 PC AGENDA SHEET

FOOD CART  
(TITLE 30)

LAKE MEAD BLVD/CHRISTY LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-20-400061 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 Zone.

Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/tk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

140-21-701-010 ptn

**LAND USE PLAN:**

SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5567 E. Lake Mead Boulevard
- Site Acreage: 0.8 (portion)
- Project Type: Food cart/trailer
- Building Height (feet): 8.5
- Square Feet: 128 (cart/trailer)
- Parking Required/Provided: 8/12

Site Plans

The approved application allowed a 16 foot by 8 foot food cart (taco cart/trailer) located outdoors which would occupy 2 parking spaces in the parking lot of an existing 1,961 square foot retail store on a C-1 zoned portion of the subject parcel. The approved plans depict the food cart/trailer on the northeast corner of the existing building, which is located on the southwest part of the C-1 zoned portion of the site. The food cart/trailer is set back approximately 53 feet from the east property line and approximately 59 feet from the west property line. Access to the site is via Lake Mead Boulevard.

Landscaping

The approved landscape plan was consistent with Title 30 landscaping requirements, however, the photos submitted with this application appear not to be consistent with Title 30. The photos show immature trees on the property, gravel groundcover along the borders of the parking areas and no shrubs. Although landscaping is not required as part of this application, it appears that street landscaping was not completed as required by the original approval.

Elevations

The approved photos submitted show an approximate 8.5 foot tall food cart/trailer, which resembles a traditional mobile vendor that is on a chassis and mounted on wheels and hauled by a vehicle. The food cart is constructed of metal and aluminum siding.

Floor Plans

The food cart/trailer is a 128 square foot self-contained trailer which has a refrigerator, handwashing sink, cooking sink, stove, griddle, steam table, and counter tops.

Signage

The food cart/trailer has a sign that depicts the varieties of food that can be purchased from the truck along with the name of the business. The west and east sides have lettering depicting food types for purchase.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0359:

Current Planning

- 1 year to commence and review landscaping;
- Street landscape areas to include shrubs per Figure 30.64-13;
- No setting up of chairs or tables;
- 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 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.

Applicant's Justification

The applicant states they have complied with the conditions of approval, they have not had any issues with the health department, and the use does not interfere with the other businesses in the area. They keep their area clean and safe for their customers.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0359	Food cart/trailer	Approved by PC	June 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0617-17	Food cart - expired	Approved by PC	September 2017
UC-0122-08	Watchman's manufactured home and design review for the manufactured home - expired	Approved by BCC	December 2008
ZC-1591-00 (ET-0266-03)	First extension of time to reclassify the subject property from R-2 to C-1 zoning for a flower shop and temporarily waived landscaping - expired	Approved by BCC	December 2003
ZC-1591-00	Reclassified the subject property from R-2 to C-1 zoning for a flower shop and temporarily waived landscaping	Approved by BCC	December 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General/Residential High (from 8 to 18 du/ac)	C-2	Commercial/retail center
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed & undeveloped
East	Residential Urban Center (from 18 to 32 du/ac)	R-3	Single family residential
West	Residential High (from 8 to 18 du/ac)	R-2	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 for an application for review 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 since the original approval. Since the original approval, the applicant has not complied with the landscape requirements as outlined in the conditions of approval per Title 30.64-13. The applicant has installed a shade structure which was not a part of the original approval. Staff cannot support this request, and if approved, will require the applicant to return in a year for review with a public hearing.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Until June 18, 2021 to complete the landscaping and review 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 for 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CB CORPORATION

**CONTACT:** EILEEN PERALTA, ENM LATIN TAX SOLUTIONS, 4660 S. EASTERN AVENUE, SUITE 105, LAS VEGAS, NV 89119





# 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)  (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-19-0359 (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>6-16-2020</u> PLANNER ASSIGNED: <u>RLK</u> ACCEPTED BY: <u>RLK</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? Y <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR-20-400061</u> TAB/CAC: <u>SUNRISER MANOR</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>8/18 7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C1/R2</u> PLANNED LAND USE: <u>RH</u> NOTIFICATION RADIUS: <u>1</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Miguel Flores R</u> ADDRESS: <u>1359 Mount Hood St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-205-5179</u> FAX: _____ CELL: <u>702-306-1730</u> E-MAIL: _____	
	APPLICANT	NAME: <u>CB Corporation (DBA EL GRULLENSE) 202783</u> ADDRESS: <u>4660 S. Eastern Ave. Ste. 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-716-6158</u> FAX: _____ CELL: _____ E-MAIL: <u>lnlucycoba@gmail.com</u>	
	CORRESPONDENT	NAME: <u>Eileen Peralta</u> <u>188425</u> ADDRESS: <u>4660 S. Eastern Ave. Ste. 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-489-9400</u> FAX: <u>702-489-6491</u> CELL: _____ E-MAIL: <u>em_latin@yahoo.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-21-701-010

PROPERTY ADDRESS and/or CROSS STREETS: 5567 E. Lake Mead Blvd. Las Vegas, NV 89156

PROJECT DESCRIPTION: El Grullense

(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.

Miguel Flores R Property Owner (Signature)\*  
Miguel Flores Rodriguez Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06-10-2020 (DATE)  
 By Miguel Flores Rodriguez

NOTARY PUBLIC: Norma M. Valdez

NORMA M. VALDEZ  
 Notary Public - State of Nevada  
 County of Clark  
 APPT. NO. 96-3484-1  
 My App. Expires Mar. 14, 2024

\*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.

## El Grullense

5567 E. Lake Mead Blvd.  
Las Vegas, NV 89156

June 15, 2020

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-1744

I am writing this justification letter requesting a 1 year application review. I started my mobile food vendor business 1 year ago and have complied with all the conditions Clark County Comprehensive Planning required. My food trailer El Grullense is located at 5567 E. Lake Mead Blvd., Las Vegas, Nevada 89156.

Please consider approving my application review I believe that my food is very good and has benefited the surrounding area especially for the surrounding residents that stop by for a quick bite or take out good food at a reasonable price. The operating hours are 9:00am – 10:00pm.

My taco trailer has vitalized the area. I only occupy 2 parking spaces which do not interfere with the existing business as their hours of operation are Monday – Friday from 6:00am – 1:00pm. There are extra parking spaces more than the ones required by the county for the building. I have been maintaining the area clean and safe for my customers.

If you have any questions or need further information please contact Eileen Peralta at (702) 489-9400.

Respectfully,

*Lucía Conde Barajas*

President

08/18/20 PC AGENDA SHEET

CONVENIENCE STORE  
(TITLE 30)

CRAIG RD/LAS VEGAS BLVD N

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0295-S & S FUELS, LLC:**

**DESIGN REVIEW** for a building addition onto an existing convenience store on 0.6 acres in an H-2 (General Highway Frontage) (AE-70) Zone.

Generally located on the southwest corner of Craig Road and Las Vegas Boulevard North within Sunrise Manor. MK/sd/ja (For possible action)

---

RELATED INFORMATION:

**APN:**

140-04-301-004

**LAND USE PLAN:**

SUNRISE MANOR - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4395 Las Vegas Boulevard North
- Site Acreage: 0.6
- Project Type: Convenience store addition
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 4,974
- Parking Required/Provided: 20/20

**Site Plans**

The plans depict an existing 7/11 convenience store located on the corner of Las Vegas Boulevard North and Craig Road. A proposed 1,328 square foot expansion onto the existing building is proposed on the south portion that is closest to Las Vegas Boulevard North. Access to the site will be from 2 driveways from Craig Road and 1 driveway from Las Vegas Boulevard North. The existing building is in the west portion of the property and currently incorporates 2 cross access points to the commercial property to the west. The pump stations are located in the center portion of the lot and will be torn down and replaced. There are pedestrian walkways connecting this area to the building and from Craig Road. Attached sidewalks currently exists

around the property along both streets. The trash enclosure is proposed to be located on the south portion of the property adjacent to Las Vegas Boulevard North.

Landscaping

The plans depict landscaping areas along Las Vegas Boulevard North and through the spandrel of the curve and a 5 foot wide landscape area along Craig Road behind the existing attached sidewalk. Landscape areas are proposed within the interior of the parcel and will include landscape areas at each end of the parking row directly in front of the building.

Elevations

The plans depict an existing commercial building that will include an addition with architectural enhancements, including parapet walls on the addition and a pitched roofline, decorative lighting, an entry bump-out, a painted metal canopy, storefront glazing windows, concrete and wood panels with smooth stucco finish and to include accent colors. The height is approximately 25 feet to the parapet wall line on the south portion of the addition. The proposed gas canopy will be approximately 20 feet in height and comprise of similar materials as the convenience store.

Floor Plans

The plans depict a single story retail building with a new addition that includes a sales area, a cooler vault, a food prep area, an office, a dumbwaiter, storage, restrooms, and a utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, various enhancements are proposed with this property, including the addition of 1,328 square feet on the south portion of the building, along with landscaping, pedestrian walkways, a new gas canopy with 12 stations and other aesthetic enhancements. The existing structure will remain intact and include architectural improvements to match the new addition. Additional site improvements include elimination of 1 cross access points in the area of the building addition, new trash enclosure, improved lighting and security, and improved parking lot. The applicant feels that the proposed enhancements to the existing property will provide beautification to the Nellis and surrounding area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-016-75	Convenience store	Approved by BCC	April 1975

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Urban Center (18 to 32 du/ac)/Commercial General	R-4, H-2, & R-E	Multiple family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research park	H-1	Shopping center
West & East	Commercial General	H-2	Commercial retail

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The varying heights of the parapet walls break-up the roofline of the building. The use of different colors and textures on the exterior walls minimize the visual impact of the building. The design of the proposed building is consistent in design to other facilities in the area. The site design presents an efficient circulation plan, and provides parking that meets Code requirements. Adding the landscaping on-site will aesthetically enhance the property and surrounding area. Therefore, staff can support this request.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- 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:** LEBODESIGN

**CONTACT:** LEBODESIGN, 8607 W. SAHARA AVENUE, LAS VEGAS, NV 89138

**DRAFT**



# 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>6/26/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$1150</u> CHECK #: COMMISSIONER: <u>M-K</u> OVERLAY(S)? PUBLIC HEARING? <u>(Y)N</u> TRAILS? <u>(Y)N</u> PFNA? <u>(Y)N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>WS-20-0295</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>7/30 TIME: 6:30</u> PC MEETING DATE: <u>8/18/20</u> BCC MEETING DATE: ZONE / AE / RNP: <u>H-2/AE-70</u> PLANNED LAND USE: <u>C-G</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>S&amp;S Fuels (c/o Mark Perrino)</u> ADDRESS: <u>7671 Shaffer Parkway</u> CITY: <u>Littleton</u> STATE: <u>CO</u> ZIP: <u>80127</u> TELEPHONE:      CELL: <u>303-898-2603</u> E-MAIL: <u>mark.mapcm@gmail.com</u>	
	APPLICANT	NAME: <u>LEBODESIGN (c/o Lindsey Lebo)</u> ADDRESS: <u>8607 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE:      CELL: <u>702-334-0153</u> E-MAIL: <u>lindsey@lebodes.com</u> REF CONTACT ID #:	
	CORRESPONDENT	NAME: <u>Same as Applicant</u> ADDRESS: CITY:      STATE:      ZIP: TELEPHONE:      CELL: E-MAIL:      REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 140-04-301-004

PROPERTY ADDRESS and/or CROSS STREETS: 4395 N. Las Vegas Blvd. @ Craig

PROJECT DESCRIPTION: Exterior Addition and remodel of existing convenience store and gas canopy

(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 Colorado  
 COUNTY OF Jefferson  
 SUBSCRIBED AND SWORN BEFORE ME ON June 17<sup>th</sup>, 2020 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Elizabeth Ann Burk

ELIZABETH ANN BURK  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20174049965  
 MY COMMISSION EXPIRES DECEMBER 6, 2021

\*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.

June 11, 2020

**Attn: Steven De Merritt**

500 S. Grand Central Parkway, Suite 1  
Las Vegas, NV 89155

WS-20-0295

Re: Justification Letter for Center at Spring Mountain  
Application for Design Review of Accessory Use

Applicant: S&S Fuels  
Parcel Number: 140-04-301-004

To Whom it May Concern:

On behalf of the applicant, we respectfully request the approval of the Design Review pertaining to the following proposed building and site improvements on a previously developed parcel located at 4395 N. Las Vegas Blvd., Las Vegas, NV 89115, assessor's parcel number 140-04-301-004, located in Clark County, Nevada. The property is currently zoned for (H-2) General Highway Frontage within the AE-70 Overlay District and CG-Commercial General Planned Landuse.

The requested improvements include a building expansion to an existing single-story, standalone convenience store. The property expansion would total 1,328 square feet of additional retail and storage space. The proposed expansion would add a second story to the structure primarily used for low-pile storage of dry goods. The existing building structure would remain largely intact with aesthetic improvements made to the existing façade to match the expansion areas.


Also included in the scope of work is the addition of a new gas canopy, 12 fueling stations and new underground storage tanks.


Additional site improvements include enhanced landscaping, improved parking lot, new trash enclosure, and improved building lighting and security.


We are requesting a waiver of standards for the following items:

1. **Table 30.56-2 Design Standards – Cross Access.** *To promote public safety, efficient on-site circulation, and shared parking, curb cuts shall be minimized and cross access shall be provided through the recording of perpetual cross access, ingress/egress easements or agreements with adjacent lots.*

Two points of cross access with the neighboring parcel currently exist but neither of these cross-access points have been permanently recorded to the best of our knowledge. We are requesting to close one of the two existing access points (the southwest access point closest to Las Vegas Blvd). This area will be utilized to

 1+702.682.6466

 8607 W. Sahara Ave.  
Las Vegas, NV 89117

 [www.LEBOdes.com](http://www.LEBOdes.com)



provide a proper trash enclosure, a safe place to service trash as well as unload merchandise. The northwest cross access will remain as-is.

2. **Section 30.64.030 (L) – Landscape Strips and Sidewalks.** *On collector or arterial streets, when attached sidewalks are permitted in lieu of detached sidewalks per 30.64.030(1)(3), 15 feet of landscaping is required behind the sidewalk. (This is in reference to the existing 5' landscape strip along Craig Road)*

We are requesting to waive this standard due to existing building constraints. The existing building is sited on the property such that if we added an additional 10' of landscaping, our drive aisle would need to be relocated and would encroach the existing building apron thereby constricting the site circulation. It would also impact the existing parking spaces and require us to reduce parking below the number of spaces required by code.

3. **Section 30.64-14 Parking Lot Landscaping.** *Landscape island fingers shall also be provided between parking spaces within the rows to break up longer rows. They shall be installed to provide a maximum of 6 spaces in a row where there is no planting strip (Option 1).*

We are requesting a waiver of standards to allow a total of 9 contiguous parking spaces along the north-east (entrance) side of the building. Adding a landscape strip would reduce our parking spaces below the amount required by code. In addition, by maximizing the number of parking spaces along the entrance canopy we will reduce pedestrian foot traffic across the main drive aisle thereby improving site safety.

4. **Uniform Standard Drawings Clark County Area 222.1.** *32' minimum width for two-way driveways, 25' minimum throat depth, 150' minimum approach side distance from intersection to curb cut, 190' minimum departure side distance from intersection to curb cut, 15' minimum turn out radius, 25' minimum turn in radius.*

There are (4) existing curb-cuts on the subject property; two along Las Vegas Blvd and two along Craig Road. The existing curb cuts do not meet design standards outlined in drawing 222.1. See below for proposed waiver of standards at each curb cut location:

- a. The site frontage (151' total length) along Las Vegas Boulevard will not allow for an entrance to be placed at the required 190' distance from the intersection. We are requesting the existing south-west and north-east curb cuts to remain as-is. The existing curb cut nearest to the intersection is located 44'-7" from the end of the channelized right turn lane. This will provide both fire trucks and fuel tankers safe access to the site with sufficient turning clearances. We are also requesting to waive the throat depth at these curb cuts. The existing throat depth is 19'-5" for both.
- b. Waiver of throat depth and turning radius requirements at the existing curb cuts along Craig Road. We are requesting these curb cuts to remain as-is. The existing throat depth is 6'-3" with no turning radius. The physical location of the existing building constrains site access and would preclude us from

providing new access points along Craig Road to meet current design standards.

- c. Waiver for the minimum distance required from an intersection for the east curb cut at Craig Road. This curb cut is located 38'-10" from the start of the channelized right turn lane. There is a bus stop directly in front of the west curb cut which impedes approaching traffic from safely entering and exiting the site at this location. When a bus is stopped it is nearly impossible for approaching traffic to safely use the west curb cut.

We feel that the proposed enhancements to this existing property will provide beautification to the Nellis area and the surrounding neighborhood. We respectfully request your approval of the attached application.

Sincerely,  
**LEBODESIGN, LLC**



Lindsey K. Lebo, RID  
Principal

08/18/20 PC AGENDA SHEET

RETAIL BUILDING PAD SITE  
(TITLE 30)

SAHARA AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0297-TEN15 WINTERWOOD, LLC:**

**DESIGN REVIEW** for an approximate 3,748 square foot retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

161-04-414-002 ptn

**LAND USE PLAN:**

SUNRISE MANOR - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2226 S. Nellis Boulevard
- Site Acreage: 16.4 portion
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 3,748
- Parking Required/Provided: 649/949

Site Plans

The plans depict a proposed retail building within a larger 16.4 acre shopping center that has approximately 170 feet of Sahara Avenue frontage. The plans show the proposed retail building within the southwest portion of the existing parking lot. The building will be divided into 2 parts to allow for 2 new restaurant tenants. A drive-thru lane is included and both tenants will share a covered outdoor patio for customers. The outdoor patio will meet Title 30 requirements and have internal access only. The proposed retail building will eliminate 42 parking spaces from the current layout, but overall on-site parking requirements will be met. A total of 649 parking spaces are required with 949 parking spaces provided.

Landscaping

The plan depicts areas where new landscaping will be installed along the east and north portions around the proposed drive-thru lane. Landscape islands are shown at each end of the parking stalls along the west portion of the building. Additional landscaping is shown in various sections around the proposed retail building.

Elevations

The plans depict a single story retail building with outdoor patio. The overall height is 26 feet and will be constructed with tile concrete roof, stucco finish, decorative edge trim, glazed storefront windows, earth tone colors and includes architectural enhancements and columns. The proposed retail building will match the existing structures on-site. Sidewalks are shown around the buildings.

Floor Plans

The plans depict a proposed retail building that will be divided to allow for 2 tenants. The total square footage will be 3,748 and will include an outdoor patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the 3,748 square foot structure will be constructed in the existing parking lot. The proposed retail building will remove 42 parking spaces from the current layout at Winterwood Pavilion, but overall parking on-site will have a significant surplus. The proposed retail building will be harmonious with surrounding land uses and the existing mall, and will provide additional services within the immediate neighborhood.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0233-14	ATM drive-thru structure	Approved by ZA	March 2014
ADR-0814-13	Smog kiosk	Approved by ZA	October 2013
ADR-0857-11	Water vending machine - expired	Approved by ZA	September 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Commercial Neighborhood	C-2 & C-1	Shopping center/retail uses
North	Commercial General	R-4	Multiple family residential
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed retail building and orientation, along with drive-thru lane design are consistent with Goal 67 of the Comprehensive Land Use Plan, which encourages through site planning and building design to ensure commercial developments are compatible with abutting uses. In addition, Policy 79 encourages, in part, commercial buildings to use enhanced architecture including columns, decorative fascias, pitched roofline and colonnades that encourage visual articulation. The removal of parking spaces with reconfiguration will not impact the shopping center since more than adequate parking spaces remain for the public. This request complies with Title 30 requirements; 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**

- 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; 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**

- Traffic study and compliance.

**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:** JOHN S. CURRAN

**CONTACT:** JOHN CURRAN, DAPPER DEVELOPMENT, 985 WHITE DRIVE #100, LAS VEGAS, NV 89119

DRAFT



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>5/29/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$675</u> CHECK #: _____ COMMISSIONER: <u>JS</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N      PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DP-20-0297</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC M-G DATE: <u>7/30</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/18/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>C-6</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Ten 15 Winterwood, LLC</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-733-3622</u> CELL: _____ E-MAIL: <u>John@dapperdevelopment.com</u>	
<b>APPLICANT</b>	NAME: <u>John Curran</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-733-3622</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>201677</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-04-414-002

PROPERTY ADDRESS and/or CROSS STREETS: 2226 S. Nellis Blvd - Las Vegas, NV 89104

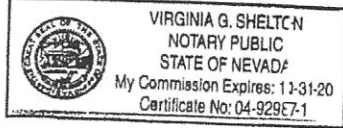
PROJECT DESCRIPTION: Addition of a 2-tenant pad in an existing retail center

(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)\* J Dapper  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON May 11, 2020 (DATE)  
 By J Dapper  
 NOTARY PUBLIC: Virginia G. Shelton



\*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.



**DAPPER**  
COMPANIES

Ten15 Winterwood, LLC  
985 White Drive  
Las Vegas, NV 89119  
(702) 733-3622

Clark County-Current Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

Re: JUSTIFICATION LETTER FOR A DESIGN REVIEW- 2226 S. Nellis Blvd (APN 161-04-414-002)

To Whom It May Concern:

Please accept this as justification letter regarding a Design Review for a new two-tenant retail pad in an existing retail center at 2226 S. Nellis Blvd/Las Vegas, NV 89104, (District E-Segerblom). The 15.55 acre parcel is zoned C-2.

A new 3,748 sf structure will be constructed in the existing parking lot which will be home to two new retail tenants, one of which will include a drive through lane. Both tenants will share a covered outdoor patio for customers. The design of the structure and the accompanying landscaping will match the aesthetic of the rest of the retail center.

The proposed design will remove 42 parking spaces from the current layout at Winterwood Pavilion, but there will remain a surplus of parking spaces overall. With the addition of this pad, the shopping center will require 649 spaces, but provide 949 parking spaces, so there should be no concerns regarding parking capacity with this addition.

This proposed development is harmonious and compatible with surrounding land uses, will meet the demands of the neighborhood in this established shopping center. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John Curran".

John Curran, SVP of Development



08/18/20 PC AGENDA SHEET

CROSS ACCESS  
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0277-RA SOUTHEAST LAND COMPANY, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

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

---

RELATED INFORMATION:

**APN:**

140-05-802-005; 140-05-802-006

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive the requirement for cross access and shared parking with the future property to the west where required per Table 30.56-2.

**LAND USE PLAN:**

SUNRISE MANOR - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Future cross access in conjunction with a proposed hotel

**Site Plan**

The proposed site was recently approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building is located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west. The applicant is currently in process of mapping the properties to create 2 reconfigured lots on 8.9 acres. The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required.

**Applicant's Justification**

The applicant indicates the owner's intent is to have 2 distinct stand-alone uses and ownership in the future. Each development will have their own separate security and operational needs.

Furthermore, the applicant states that the hotel project satisfies the parking requirements on its own and will not have a need for cross access and shared parking.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-20-0066	Reclassified APN 140-05-802-006 from H-2 to C-2 zoning for a hotel building	Approved by BCC	May 2020
ZC-19-0095	Reclassified APN 140-05-802-005 from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision for APN 140-05-802-005	Approved by BCC	March 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-3 & R-4	Undeveloped & multiple family residential
South*	Commercial General	C-2 & H-2	Undeveloped & medical office
East	Commercial General	C-2	Restaurant & retail building
West	Commercial General	M-1	Pallet manufacturing

\*Las Vegas Boulevard North is adjacent to the south side of the site.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards

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

Staff finds the project should be designed to transition to the adjacent undeveloped parcel to the west. The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. This request conflicts with this purpose and Urban Specific Policy 7, which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 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 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 #0065-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RA SOUTHEAST LAND COMPANY, LLC

**CONTACT:** ELENA ARELLANO, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

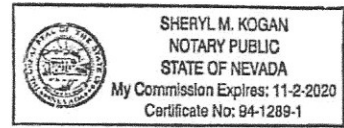
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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 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 checked="" 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>6-18-20</u> APP. NUMBER: <u>WS-20-0277</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>SUNRISE MANOR</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>7/30/20</u> TIME: <u>6:30 pm</u> FEE: <u>\$475.00</u> PC MEETING DATE: <u>8/18/20</u> TIME: <u>7:00 pm</u> CHECK #: <u>On-line payment</u> BCC MEETING DATE: _____ COMMISSIONER: <u>MK</u> ZONE / AE / RNP: <u>C-2 / AE-G5</u> OVERLAY(S)? _____ PLANNED LAND USE: <u>SM CG</u> PUBLIC HEARING? <u>Y/N</u> NOTIFICATION RADIUS: <u>500 FT</u> SIGN? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> LETTER DUE DATE: <u>2-20-2020</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: <u>MSM 20.6000 08</u>
PROPERTY OWNER	NAME: <u>RA Southeast Land Company LLC</u> ADDRESS: <u>1215 South Fort Apache, Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-940-6930</u> CELL: <u>702-592-7412</u> E-MAIL: <u>fpankratz@ehbcompanies.com</u>	
APPLICANT	NAME: <u>Same as Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Elena Arellano</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2145</u> CELL: _____ E-MAIL: <u>earellano@gcengineering.com</u> REF CONTACT ID #: <u>187090</u>	

ASSESSOR'S PARCEL NUMBER(S): 140--05-802-005, 140-05-802-006  
 PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of N. Las Vegas & Nellis Boulevards  
 PROJECT DESCRIPTION: Proposed Holiday Inn Express & Suites project -waiver for required cross access

(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.

RA SOUTHEAST LAND COMPANY LLC BY: EHB COMPANIES LLC  
By: Frank Pankratz ITS: MANAGER. ITS: MANAGER  
 Property Owner (Signature)\* \_\_\_\_\_ Property Owner (Print) \_\_\_\_\_  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 1, 2020 (DATE)  
 By Sheryl M. Kogan  
 NOTARY PUBLIC: Sheryl M. Kogan



\*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.

June 12, 2020

Clark County Division of Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

WS-20-0277

Subject: Justification Letter to Accompany Waiver of Development Standards  
Title 30.56-2 Design Standards-Cross Access  
Preliminary Parcel Map Requirements for MSM-20-600008

To whom it may concern:

The application herein is submitted to address a condition imposed by staff in their review of the subject parcel map application. The owner, RA Southeast Land Company LLC filed MSM-20-600008 for the purpose of effecting a two lot parcel map on property located at the northwest corner of North Las Vegas and Nellis Boulevards. In the review letter issued by the Department of Public Works on February 28, 2020, the County's Map Team comment letter contained a requirement that a note be placed on the parcel map that reads:

*"Easements for private utilities, private drainage, together with right of private vehicular and pedestrian ingress/egress and parking on all areas not occupied by buildings to be reserved and granted for all development parcels created within this map."*

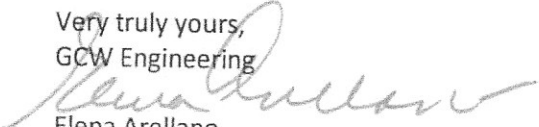
Immediate development plans under ZC-20-0066 indicate that the proposed Lot 2, a 2.35 acre site, is slated for a 101 Unit Holiday Inn Express. The aforementioned note requirement is in conflict with the:

- Owner's intent for the property to be developed with two distinctively different stand-alone uses and different ownerships;
- Separate security needs and aspects of each of the two Lot's developments;
- Operational and security requirements of each Lot's offering cannot have pedestrian nor vehicular cross ingress/egress and parking;
- The approved zone change and its accompanying approved Site Plan demonstrate that the Holiday Inn project satisfies its own parking requirements and cannot have parking from Lot 1 using any of its parking;
- The approved Site Plan for Lot 2 does not provide for neither pedestrian nor vehicular access between the two Lots.

The proposed parcel map lots are of a sufficient size to accommodate their individual access and parking needs. Lastly, it should be noted that this is **not** a commercial subdivision map where parcels might be further created by a record of survey.

We respectfully request a waiver from the requirements of **Title 30.56-2 Design Standards-Cross Access**. Please schedule this item for the earliest next available Planning Commission meeting. Should you have any questions, please contact the undersigned at 702-804-2145.

Very truly yours,  
GCW Engineering

  
Elena Arellano  
Project Coordinator

1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

702.804.2000  
702.804.2299

info@gcwenineering.com  
gcwenineering.com

RETAIL BUILDING  
(TITLE 30)

SAHARA AVE/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-20-400071 (NZC-0249-14) -KNOCKOUT INVESTMENTS, LLC:**

**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 1.3 acres from R-E (Rural Estates Residential) zone to C-1 (Local Business) zone.

Generally located on the north side of Sahara Avenue, 290 feet west of Lamb Boulevard within Sunrise Manor (description on file). TS/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**

161-06-816-050 through 161-06-816-052

**LAND USE PLAN:**

SUNRISE MANOR - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Retail building
- Building Height (feet): 24
- Square Feet: 8,320
- Parking Required/Provided: 34/40

**Site Plans**

The approved plans depict a single story, 8,320 square foot retail building (Family Dollar Store) located near the northeast portion of the property. The site is bounded by public rights-of-way on the north and south sides of the property. The building is set back approximately 83 feet from Sahara Avenue to the south and 11 feet from Cincinnati Avenue to the north. The interior side setback to the east is shown at 10 feet. Access to the site will be from a commercial driveway on Sahara Avenue. A total of 36 parking spaces are provided where 34 parking spaces are required per Title 30. The parking is located on the south and west sides of the building. Also shown on the plans is an undeveloped area near the northwest portion of the project. The project will have a trash enclosure and loading area located near the northern portion of this site. The most recent site plan shows 38 parking spaces, and 2 accessible spaces for a total of 40 parking spaces.

### Landscaping

The original plans show a street landscape area of 15 feet along Sahara Avenue and 6 feet in width along Cincinnati Avenue. The street landscape elements consist of trees shown at 20 feet on center with 50 percent groundcover and shrubs behind an existing attached 5 foot wide sidewalk along both public streets. Interior to the site, landscaping is distributed throughout the parking lots and around portions of the building footprint. The most recent plan depicts a 10 foot landscape area with a 5 foot attached sidewalk along Sahara Avenue and Cincinnati Avenue.

### Elevations

The original plans depict a proposed 1 story building at a maximum height of 24 feet. The rooflines are a combination of pitched roof and arched parapet walls. The exterior of the building has a stucco finish with an aluminum storefront window system, fabric awnings, and brick veneer accents.

### Floor Plans

The original floor plans depicted a large sales area with an incidental office, breakroom, sales support/storage area, and restrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400105 (NZN-0249-14):

#### Current Planning

- Until July 19, 2020 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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 NZC-0249-14 (ET-0036-17):

#### Current Planning

- Until July 16, 2019 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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 NZC-0249-14:

#### Current Planning

- A resolution of intent to complete construction in 3 years;

- Sidewalk, wall, and landscaping along Cincinnati Avenue to match the adjacent parcel to the east;
- Per landscape plan on file;
- Design review as a public hearing on any substantial changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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;
- Full off-site improvements;
- Nevada Department of Transportation approval.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits and fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Signage

Signage is not a part of this request.

Applicant's Justification

This property was approved for development of an 8,320 square foot retail building. The applicant was granted an extension of time for WS-0459-17 and has submitted for and had approved a grading permit (BD19-48821) and building permit (BD18-48827). The building is under construction and the parking lot and landscaping are completed and waiting for final inspections. The applicant anticipates being able to receive a Certificate of Occupancy within the next year.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400105 (NZC-0249-14)	Second extension of time to reclassify 1.3 acres from R-E to C-1 zoning	Approved by BCC	September 2019
ADET-19-900432 (WS-0459-17)	Administrative extension of time for a Waiver of development standards for off-site requirements for a retail building	Approved by ZA	July 2019
WS-18-0485	Waived development standards for increased wall height in conjunction with an approved retail development and to allow alternative landscaping	Approved by BCC	August 2018
WS-18-0077	Waived increased wall height with design reviews for modifications to an approved retail development and increase in finished grade	Denied by BCC	March 2018



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0459-17	Retail building with an increase in the finished grade, waived conditions to NZC-0249-14 for landscaping per plans on file and for landscaping and sidewalks along Cincinnati Avenue to match adjacent parcel to the east, and waived development standards for landscaping, cross access, reduced setbacks, increased wall height, and reduced driveway throat depth	Approved by BCC	July 2017
NZC-0249-14 (ET-0036-17)	First extension of time to reclassify 1.3 acres from R-E to C-1 zoning	Approved by BCC	May 2017
NZC-0249-14	Reclassified 1.3 acres from R-E to C-1 zoning with a design review for a retail building	Approved by BCC	July 2014
VS-1095-06	Vacated a portion of right-of-way being Gateway Street located between Sahara Avenue and Cincinnati Avenue	Approved by PC	September 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	R-1	Single family lots
South	Commercial General & Institutional	RVP & R-F	Recreational vehicle park & electric sub-station
East	Commercial Neighborhood	C-1	Retail center
West	Commercial Neighborhood	C-1	Undeveloped

**Related Applications**

Application Number	Request
ET-20-400072 (WS-17-0459)	Second extension of time for a waiver of development standards for a retail building and off-site requirements is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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, since approval of the original application in July 2014, and the Second Extension of Time ET-19-400105 (NZC-

0249-14) there have been technical and drainage studies submitted for review; building permits have been issued for the building (currently under construction), and the landscaping and parking lot have been completed and are waiting for final inspections. Therefore, staff can support an extension of time on this application with a time limit.

**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 July 19, 2021 to complete;
- 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; 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 or it will expire.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** BRASS CAP DEVELOPMENT

**CONTACT:** TONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR.,  
STE 650, LAS VEGAS, NV 89135



KAEMPFER

CROWELL

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

ATTORNEYS AT LAW  
LAS VEGAS OFFICE

ANTHONY J. CELESTE  
aceleste@kcrlaw.com  
702.693.4215

20 - 400071

APR-20 - 100046

LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
Las Vegas, NV 89113  
Tel: 702.792.7000  
Fax: 702.796.7161

RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

CARSON CITY OFFICE  
510 W. Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0252

June 22, 2020

VIA HAND DELIVERY

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

Re: **Brass Cap Development**  
**Justification Letter - 3<sup>rd</sup> Extension of Time of NZC-14-0249**  
**APN: 161-61-06-816-050, 051 and 052**

ET - 20 - 400071  
PLANNER  
COPY

To Whom It May Concern:

Please be advised our office represents Brass Cap Development (the "Applicant") in the above-referenced matter. The proposed project is located near Sahara Avenue and Lamb Boulevard. The property is more particularly described as APNs: 161-06-816-050, 051 & 052 (collectively the "Site"). The project was approved in July of 2014 and granted an extension of time in May of 2017 (ET-17-0036). By way of background, the Site is entitled to develop an 8,320 square foot commercial building. The Applicant was granted waivers of development standards and waivers of conditions via WS-17-0459. Concurrent with this application, the Applicant is also seeking an extension of time for WS-17-0459. The Applicant has submitted for a grading permit (BD19-48821) and building permit (BD18-48827). The Applicant is hopeful the permits will be finalized and issued and therefore is requesting a one year extension to allow for the permitting process to be completed.

We thank you in advance for your kind consideration. Please do not hesitate to contact Ann Pierce or me if you need anything further or have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/AMP