

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 January 30, 2025. (For possible action)
- IV. Approval of the Agenda for February 13, 2025, and Hold, Combine, or Delete any Items. (For possible action)

Informational Items: Receive a presentation on the Nellis AFB Transportation Study (For discussion only).

V. Planning and Zoning

02/19/25 BCC

- 1. **ZC-25-0014-SHAQUILLE O'NEAL FOUNDATION:**
ZONE CHANGE to reclassify 4.81 acres from an RS2 (Residential Single-Family 2) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/rk (For possible action) 2/19/25 BCC
- 2. **VS-25-0013-SHAQUILLE O'NEAL FOUNDATION:**
VACATE AND ABANDON a portion of right-of-way being Kell Lane located between Lamb Boulevard and Metamora Street (alignment) within Sunrise Manor (description on file). TS/dd/kh (For possible action) 02/19/25 BCC
- 3. **UC-25-0012-SHAQUILLE O'NEAL FOUNDATION:**
USE PERMIT for a recreational facility (sports field).
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a quasi-public facility (boys & girls club) on 4.81 acres in a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay. Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor. TS/dd/kh (For possible action) 2/19/25 BCC

03/04/25 PC

- 4. **WS-25-0001-VARGAS, KARLA P MORALES:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-65) Overlay. Generally located on the west side of Longfellow Street, 195 feet south of Timberlodge Lane within Sunrise Manor. WM/my/kh (For possible action) 03/04/25 PC

03/05/25 BCC

- 5. **ET-24-400147 (UC-23-0138)-KINGSBARN L M G PETROL INVESTMENTS, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-thru on 2.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/nai/kh (For possible action) 03/05/25 BCC

BOARD OF COUNTY COMMISSIONERS

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

6. **UC-25-0019-STANLEY INVESTMENT, LLC:**
USE PERMIT to allow a cannabis establishment (cultivation facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

7. **UC-25-0020-STANLEY INVESTMENT, LLC:**
USE PERMIT to allow a cannabis establishment (production facility).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

8. **UC-25-0021-STANLEY INVESTMENT, LLC:**
USE PERMIT to allow a cannabis establishment (distributor) in conjunction an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action) **03/05/25 BCC**

9. **ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:**
ZONE CHANGE to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action) **03/05/25 BCC**

10. **UC-25-0023-PLATINUM MANAGEMENT GROUP 14, LLC:**
USE PERMITS for the following: **1)** gas station; and **2)** retail.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** buffering and screening; **3)** modify residential adjacency standards (trash enclosure); **4)** allow attached sidewalks; **5)** allow modified driveway design standards; and **6)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** a retail building; and **2)** gas station on 0.55 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. WM/bb/kh (For possible action) **03/05/25 BCC**

VI. General Business: None

VII. 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.

VIII. Next Meeting Date: February 27, 2025.

IX. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

January 30, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanic Jordan –PRESENT Kevin Williams-PRESENT Nayarit Aguilar- Planning Vivian Kalarski-Planning Commission
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	William Covington	

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 the January 16, 2025 Minutes

Moved by: Mr. Barbeau
Action: Approved
Vote: 5-0/Unanimous

IV. Approval of Agenda for January 30, 2025

Moved by: Ms. Cosgrove
Action: Approved
Vote: 5-0/Unanimous

V. Informational Items: Mr. Covington announced for Ms. Martinez that construction on Vegas Valley from the Las Vegas Wash to Los Feliz with begin in September. There was also a question about Nellis which is an NDOT road so she will update the board when she gets that information.

VI. Planning & Zoning

02/04/25 PC

1. **WS-24-0721-ZS PROPCO LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow outdoor storage within an area subject to residential adjacency standards.
DESIGN REVIEW for outdoor storage in conjunction with an existing warehouse on 4.49 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor. WM/my/kh (For possible action) **02/04/25 PC**

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

Moved by: Mr. Williams
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

02/18/25 PC

2. **DR-24-0738-TOP STREET ESTATE LLC 4470 E CHEYENNE:**
DESIGN REVIEW for office/warehouse buildings in conjunction with an existing office/warehouse building on 2.51 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located 320 feet north of Cheyenne Avenue and 600 feet east of Lamb Boulevard within Sunrise Manor. MK/jud/kh (For possible action)02/18/25 PC
Moved by: Mr. Williams
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

02/19/25 BCC

3. **ZC-24-0758-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:**
ZONE CHANGE to reclassify 2.11 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor (description on file). MK/rk (For possible action)02/19/25 BCC
Moved by: Mr. Barbeau
Action: APPROVED per staff recommendations
Vote: 5-0/unanimous

4. **UC-24-0759-EVANS, ROBERT M. & NORMA J. FAM TR & EVANS, ROBERT M. & NORMA JEAN TRS:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; and 3) eliminate buffering and screening.
DESIGN REVIEW for a proposed office with outdoor storage on 2.11 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, 540 feet south of Cheyenne Avenue within Sunrise Manor. MK/mh/kh (For possible action)02/19/25 BCC

Moved by: Mr. Williams
Action: APPROVED use permit, Design Review & Waiver #3 w/ condition that there be 1 row of tress & screening . DENIED waivers # 1 and #2.
Vote: 5-0/unanimous

VII. General Business: None

VIII. Public Comment: Neighbor Mr. Rojas commented on the homeless problem and that large boulders Are good as a landscaping deterrent & No trespassing signs. He also informed everyone that there Is a new church on E Lake Mead. Mr. Barbeau told the board that he read an article in the newspaper That the Homeless Census is not being done this year.

IX. Next Meeting Date: The next regular meeting will be February 13, 2025

X. Adjournment
The meeting was adjourned at 7:15 pm

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0014-SHAQUILLE O'NEAL FOUNDATION:

ZONE CHANGE to reclassify 4.81 acres from an RS2 (Residential Single-Family 2) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay.

Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

140-20-301-019

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Kell Lane
- Site Acreage: 4.81
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to PF (Public Facility) zoning. The subject site is proposed for a youth development center and will be home to the Boys & Girls Club of Southern Nevada. According to the applicant, the center will provide youth aged 5 through 24 with the academic and personal development resources needed to prepare for future college and/or career pathways. The facility will primarily serve youth living in the northeast side of Las Vegas valley. Furthermore, the applicant believes the proposed public facility use is appropriate in this area which is close to many public schools and will be a positive addition to the neighborhood. The property has been unoccupied for many years and the development will not only be the highest and best use, but provide a safe, supportive place where children can engage in productive activities outside of school hours.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1605-05	Reclassified from R-T to RUD zoning for a single-family residential development	Approved by BCC	November 2005

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0583-05	421 lot single-family residential subdivision with 15 common elements	Approved by BCC	November 2005
VC-0119-92	Variance to construct a 43 space manufactured home park	Approved by PC	March 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 & CG (APZ-2)	Single-family residential & undeveloped
South	Public Use	PF	CCSD (Heard elementary school)
East	Business Employment	IP (APZ-2)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (APZ-2)	Single-family residential

Related Applications

Application Number	Request
UC-25-0012	A use permit, waiver of development standards, and design review for a youth development center (boys & girls club) is a companion item on this agenda.
VS-25-0013	A request to vacate and abandon a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. P-F zoning is a conforming zone boundary amendment in all land use plan categories. Title 30 states that the P-F zoning district is established in order to provide for the location and development of sites suitable for necessary public uses. Currently, the property is zoned RS2 and RS5.2 and has been unoccupied for many years. Staff finds that the requested zone change will not have a negative impact to the surrounding area and is consistent with the zoning of multiple schools within this area of Sunrise Manor. Furthermore, the request complies with Goal 2.3 for the Master Plan where all County residents should have access to the high-quality health and social services they need. For these reasons, staff finds the request for PF zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHASE WHEELER

CONTACT: CHASE WHEELER, 8882 SPANISH RIDGE COURT, LAS VEGAS, NV 89148

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14020301019

PROPERTY ADDRESS/ CROSS STREETS: 4400 Kell Lane, Las Vegas NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Community Center for the Boys and Girls Club and Community in Schools programs. The building includes an Early Childhood Center with exterior playgrounds and shade structure, Gymnasium, Mixed Martial Arts & Boxing Gym, and Multi-Sport Field.

PROPERTY OWNER INFORMATION

NAME: The Shaquille O'Neal Foundation
 ADDRESS: 10845 Griffith Peak Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702.527.5808 CELL 702.683.5646 EMAIL: lisa@shaqfoundation.org

APPLICANT INFORMATION (must match online record)

NAME: Chase Wheeler
 ADDRESS: 8882 Spanish Ridge Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.251.8896 CELL 702.354.2795 EMAIL: cwheeler@csdarchitecture.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Chase Wheeler
 ADDRESS: 8882 Spanish Ridge Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.251.8896 CELL 702.354.2795 EMAIL: cwheeler@csdarchitecture.com

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

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



 Property Owner (Signature)*

Lisa Morris Hibbler

 Property Owner (Print)

11/18/2024

 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-25-0014
 PC MEETING DATE X
 BCC MEETING DATE 02/19/2025
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY DD
 DATE 01/08/2025
 FEES \$1,200

DATE 02/13/2025



PRINCIPALS

W. RICK SELLERS, AIA

MICHAEL A. DEL GATTO, AIA, LEED AP

MICHELE K. BRIGIDA, AIA, LEED AP BD+C

PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

12.4.2024

Clark County Planning
Clark County Comprehensive Planning
500 S Grand Central Pkwy #1
Las Vegas, NV 89155

RE: Justification Letter
Project Name: Shaq's Boys & Girls Club

Dear Clark County Planning,

The Shaq's Boys & Girls Club is a 33,000 SF Government Facility/Quasi-Public Facility on a 4.81 acre lot located near the northeast corner of N Lamb Blvd. and Kell Lane, parcel APN # 140-20-301-019.

The development will eventually be called the Shaquille O'Neal Youth Development Complex. It will be home to the Boys & Girls Club of Southern Nevada ("BGCSNV") and the Communities In Schools of Nevada ("CIS") Alumni Center which will provide youth aged 5-24 with the academic and personal development resources needed to prepare for future college and/or career pathways. The facility will primarily serve youth living in the northeast side of Las Vegas in Unincorporated Clark County.

Upon completion of the Shaquille O'Neal BGCSNV will directly serve 2,045 youth ages 5-18 through programming focused in the following categories: Education and Academic Success; Leadership, Service, and Character; Workforce Readiness and Career Development; Healthy Lifestyles; Sports, Fitness, and Recreation and Creative Arts. CIS will directly serve 350 young adults up to age 24 through programs in its 4 core pillars: Academic Growth; College and Career Readiness; Life Skills, and Service Learning.

Additionally, there will be a 6,615 sf early childhood learning center to support a minimum of 60 children ages 3-5. The Project will offer an array of evidence-based services including educational support, mentoring, and wraparound services. The Project includes a boxing & mixed martial arts center, multi-sports 54,000 sf outdoor field and 99 parking stalls. The facility will also have a Las Vegas Metropolitan Police Department Neighborhood outreach office.

The proposed land use is PF (Public Facility). The current land use is Compact Neighborhood. We believe the proposed Public Facility use is appropriate in this area close to many public schools and will be a positive addition to the neighborhood. The site has been unoccupied for many years and development will not only be the highest and best use of the land asset, but provide a safe, supportive place where children can engage in productive activities outside of school hours.

The proposed government facility/quasi-public facility will be one story, 37 feet high and will total 33,000 square feet. The construction type will be V-B. The building functions are accessed from the high-volume central lobby entered from the west under the shade canopy. The reception area off the lobby acts as the building's central hub with direct views to the facility's areas for better management and security.

The lower volume areas of the building are held to the outside with direct access to larger volumes like gymnasium and multi-purpose boys and girls club space being central. The lower volume spaces have roofs for mechanical equipment with full screening parapets at the perimeter. The central high-volume spaces utilize the lower roof mechanical to keep building heights down. A low volume UFC Gym adjacent to the west of the gymnasium provides rooftop mechanical support to the gymnasium and a more gradual building volume progression to the gymnasium's higher roof. The gymnasium (highest portion of the building) is intentionally placed to the center of the site to lessen the effects of its mass on adjacent property site views. The low volume early childhood center functions separately of the main building with a separate entrance off the North. The childcare rooms are located off an exterior playground space tucked into the main building's mass allowing 3 of 4 sides to be screened from the elements. Fabric shade structures cover playground equipment and play areas. An outdoor area to the east allows exterior space to be utilized off the multi-purpose Boys & Girls club space. A covered patio space allows enjoyment of the exterior while providing full shade cover.

The building exterior finishes will be painted EIFS and Painted Metal Panel. Aluminum Storefront framed glazing with steel plate accent frames will be strategically placed to allow plenty of natural light into the building's occupied spaces.

Per development code the proposed project will remove the existing attached sidewalk and provide a new detached sidewalk with landscape areas on both sides. A vacation is required to dedicate 5'-0" of right of way to the proposed property.

We would like to request a **Zone Change** from RS2 (Residential Single-Family 2) & RS5.2 (Residential Single-Family 5.2) to PF (Public Facility)

We would like to request a **Special Use Permit** for an Outdoor Playground, Athletic Area in an APZ-2 zone per 30.02-7. The APZ-2 zone is located in the northeast corner of the site. The multi-sport field will be the only part of the development located in this area, no buildings are included in this development. One field light pole will be inside of this apron.



2C-25-0014

We would like to request a **waiver for throat depth**. Per Public works the site requires 75' of throat depth to all parking stalls. The proposed project provides 115 ft of throat depth to parking stalls on the right side of the drive. The sight has a pull over and drop off area at the front of the building within this throat depth that will allow the users to temporarily park and pull away without causing cars to wait for them to pull out of a stall, mitigating the opportunity for waiting cars stacking to the entrance from right of way. The opposite side of the drive has a provided 50'-2" of throat depth. This side of the drive would only stack cars on the property and not into the right of way. The developer would like as much parking on the site as possible near the building's main entrance.

We would like to request a **design review** for the replacement and removal of **perimeter masonry walls** at the property lines. The current masonry walls on the North and East property lines are in disrepair and collapsing in multiple locations. The wall would be patched or completely replaced where required at the expense of this development. The wall will match the existing masonry type and will be at least 6'-0 tall. The existing masonry wall to the west on our development's parcel on the west property line will be demolished as it is also in disrepair. A new wall will not be required here as the adjacent residential parcels built a taller wall as part of the development. Attached are pictures of the existing walls on site for reference.

We would like to request a **Design Review** for perimeter retaining wall heights and fill along the property boundaries.

We would like to request a **design review** of a 4'-0" high decorative metal fence and manually operated 4'-0" vehicle access gates located to help with property security. The manually operated vehicle access gates at the driveway off Kell Lane will be closed during non-operating hours. The gate will be placed more than 29' from the property line. There will also be a 6' high minimum decorative masonry wall along from the building perpendicular to the east property Line along Kell Lane. 4' tall chain link fences will be provided within the property to separate early childhood play spaces from other outdoor areas.

We would like to request a **design review** for 99 parking stalls for the facility. There will be no covered parking on the site. A covered trash enclosure will be provided along a least 50'-0" away from the residential properties. The parking lot lighting will be full cut-off and be no taller than 25'-0" above finish grade.

We would like to request a **design review** for the **Multi-Sport Field and Lighting**. The Multi-Sport Field will have artificial turf suitable for many types of sports and event activities. The artificial field will have an irrigation system that is used to cool down the field surface prior to activities. Multi-sport field lighting will be 60 feet high with full cut off, only providing light to the field surface.

We would like to request a **design review** for **Conex box storage**. Conex box storage is proposed for storage of sports and event equipment related to the site and field. The shipping container will be



20-25-0014

placed away from the property lines and adjacent residential uses. The shipping container will be painted to match the building and be placed on a concrete slab on grade.

Building signage is not part of this request. A separate submittal will be made for building signage.

Thank you for your thorough review of this proposed development. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Chase Wheeler", with a long horizontal flourish extending to the right.

Chase Wheeler
Project Manager



20-25-0014

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0013-SHAQUILLE O'NEAL FOUNDATION:

VACATE AND ABANDON a portion of right-of-way being Kell Lane located between Lamb Boulevard and Metamora Street (alignment) within Sunrise Manor (description on file). TS/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-301-019

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Kell Lane located along the south property line. The portion of right-of-way being vacated is shown as being 5 feet wide and is approximately 336 feet wide. The proposed vacation is for the construction of a detached sidewalk in conjunction with a proposed boys & girls club.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1605-05	Reclassified from R-T to RUD zoning for a single-family residential development	Approved by BCC	November 2005
TM-0583-05	421 lot single-family residential subdivision with 15 common elements	Approved by BCC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 & CG (APZ-2)	Single-family residential & undeveloped
South	Public Use	PF	CCSD (Heard elementary school)
East	Business Employment	IP (APZ-2)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
UC-25-0012	A use permit, waiver of development standards, and design review for a youth development center (boys & girls club) is a companion item on this agenda.
ZC-25-0014	A zone change from RS2 and RS5.2 to PF zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHASE WHEELER

CONTACT: CHASE WHEELER, 8882 SPANISH RIDGE COURT, LAS VEGAS, NV 89148

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14020301019

PROPERTY ADDRESS/ CROSS STREETS: 4400 Kell Lane, Las Vegas NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Community Center for the Boys and Girls Club and Community in Schools programs. The building includes an Early Childhood Center with exterior playgrounds and shade structure, Gymnasium, Mixed Martial Arts & Boxing Gym, and Multi-Sport Field.

PROPERTY OWNER INFORMATION

NAME: The Shaquille O'Neal Foundation

ADDRESS: 10845 Griffith Peak Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702.527.5808

CELL 702.683.5646

EMAIL: lisa@shaqfoundation.org

APPLICANT INFORMATION (must match online record)

NAME: Chase Wheeler

ADDRESS: 8882 Spanish Ridge Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702.251.8896

CELL 702.354.2795

EMAIL: cwheeler@csdarchitecture.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Chase Wheeler

ADDRESS: 8882 Spanish Ridge Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702.251.8896

CELL 702.354.2795

EMAIL: cwheeler@csdarchitecture.com

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

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

Lisa Morris Hibbler

11/18/2024

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) V5-25-0013

ACCEPTED BY DD

PC MEETING DATE X

DATE 01/08/2025

BCC MEETING DATE 02/19/2025

FEES \$1,200

TAB/CAC LOCATION Sunrise Manor

DATE 02/13/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 26, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Shaq's Boys & Girls Club (Kell & Lamb)
APR-24-101218
APN: 140-20-301-019
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Carpenter Sellers Del Gatto Architects, is respectfully submitting justification for the vacation of Right-of-Way.

Right of Way Vacation

This request is to vacate the 5-foot-wide Right-of-Way located along the south property boundary of APN: 140-20-301-019.

Due to the subject parcel being developed into a Boys & Girls Club, the stated right-of-way is no longer necessary and is needed for detached sidewalk along Kell Lane.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Nicole Chavarria
Project Coordinator

02/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0012-SHAQUILLE O'NEAL FOUNDATION:

USE PERMIT for a recreational facility (sports field).

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a quasi-public facility (boys & girls club) on 4.81 acres in a PF (Public Facility) Zone within the Airport Environs (APZ-2) Overlay.

Generally located on the north side of Kell Lane, 460 feet east of Lamb Boulevard within Sunrise Manor. TS/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-301-019

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway along Kell Lane to 24 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 68% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4400 Kell Lane
- Site Acreage: 4.81
- Project Type: Boys & girls club
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 31,123
- Parking Provided: 82
- Sustainability Required/Provided: 7/5

Site Plan

The plan depicts a proposed quasi-public facility (boys & girls club) on the southern portion of APN 140-20-301-019. The facility will have access from Kell Lane via a single drive aisle near the southwestern corner of the site. A manually operated swinging vehicle gate will be open during business hours, which will restrict access to the facility at all other times. Parking for the facility is located along the entire western property line, with the parking area extending east into

the site. There is also a sports field that occupies the northeastern portion of the site, east of the parking area and north of the quasi-public facility (boys & girls club).

There are 2 outdoor playground areas also depicted on the plans, both located internally to the grounds of the proposed quasi-public facility (boys & girls club). There is also a shipping container located along the northern property line, between the parking area and the sports field, to be used as sports equipment storage. The trash enclosure is to be located near the very middle of the site between the parking area and the sports field.

Landscaping

The plans for the site depict a single row of large trees spaced 20 feet on center planted in a landscape strip a minimum of 8 feet wide along the west, north, and east property lines. There is also an existing block wall that surrounds much of the site which will be replaced; this new CMU block wall will be 6 feet high and will span nearly all of the west, north, and east property lines, enclosing the site. The southern property line along Kell Lane features a detached sidewalk and street landscaping, including staggered trees spaced 20 feet apart on center as well as various shrubs and groundcover. The landscaped area between the proposed quasi-public facility (boys & girls club) and Kell Lane is a minimum of 25 feet wide. Parking lot landscaping is also provided via landscape strips and finger islands featuring trees and various shrubs and groundcover.

Elevations

With the quasi-public facility (boys & girls club) being comprised of multiple sections, the elevation plans depict multiple rooflines of varying heights around the facility. The gymnasium is shown as being the tallest portion of the facility, with the elevation plan depicting this section as being 37 feet high at its maximum height. The building faces will feature a multitude of different materials such as painted EIFS, metal columns, glazed windows, CMU block walls, and metal paneling.

Floor Plans

The plans provided show a 31,123 square foot facility that features a myriad of amenities including a gymnasium, boxing and martial arts room, a multi-purpose room, and a Las Vegas Metropolitan Police Department outreach office. The building also includes numerous offices, classrooms, storage areas, kitchens, and staff facilities.

Applicant's Justification

The applicant states that this facility will be used by the Boys & Girls Club of Southern Nevada (BGCSNV) and the Communities in Schools of Nevada (CIS) program to provide individuals ages 5 through 24 with academic and personal resources, and that the facility would primarily serve youth living in the northeast portion of Las Vegas. The applicant also states that the BGCSNV and CIS would be the best possible use for this parcel as both programs would help prepare youth for their own academic and professional careers, as well as providing a safe environment for youth outside of school.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1605-05	Reclassified from R-T to RUD zoning for a single-family residential development	Approved by BCC	November 2005
TM-0583-05	421 lot single-family residential subdivision with 15 common elements	Approved by BCC	November 2005
VC-0119-92	Variance to construct a 43 space manufactured home park	Approved by PC	March 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 & CG (APZ-2)	Single-family residential & undeveloped
South	Public Use	PF	CCSD (Heard elementary school)
East	Business Employment	IP (APZ-2)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
VS-25-0013	A request to vacate and abandon a right-of-way is a companion item on this agenda.
ZC-25-0014	A zone change from RS2 and RS5.2 to PF zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

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

A special use permit is required in this case to allow a recreational facility (sports field) to be located within the APZ-2 (Accident Potential Zone 2) overlay associated with Nellis Air Force Base. While a use permit is required to ensure that the density of persons at any given time

within the APZ-2 overlay remains low, staff finds that the installation of the proposed sports field should not interfere with this goal. Per the plans provided, only a small portion of the proposed sports field (the northeast corner) will be within the APZ-2 overlay, with the majority of the field and the entire boys & girls club facility located outside of it. Furthermore, the sports field is directly associated with the boys & girls club and their specific hours of operation, meaning that the field should be vacant at all other times. For these reasons, staff can support this request.

Waiver of Development Standards

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

Design Review

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

The proposed boys & girls club facility includes unique 4 sided architecture that should make the site architecturally appealing once completed. Staff also finds that a sports field related to a boys & girls club should have a minimal impact to the surrounding area, and should not conflict with Nellis Air Force Base to the northeast.

Overall, staff finds that the proposed design of the boys & girls club facility meets Code in terms of setbacks and pedestrian/vehicular connectivity. The proposed facility should enhance the characteristics of the surrounding area. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to reduce the throat depth for the commercial driveway along Kell Lane. Vehicles entering the site will come into an immediate conflict with vehicles in the drop-off and pick-up zone. Staff recommends the site be redesigned to relocate the pick-up and drop-off zone to allow for sufficient throat depth.

Staff Recommendation

Approval of the use permit and the design review; denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Drop-off and pick-up zone opposite of driveway on Kell Lane to be removed;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

APPLICANT: CHASE WHEELER

CONTACT: CHASE WHEELER, 8882 SPANISH RIDGE COURT, LAS VEGAS, NV 89148



Department of Comprehensive Planning

Application Form

ASSESSOR PARCEL #(s): 14020301019

PROPERTY ADDRESS/ CROSS STREETS: 4400 Kell Lane, Las Vegas NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Community Center for the Boys and Girls Club and Community in Schools programs. The building includes an Early Childhood Center with exterior playgrounds and shade structure, Gymnasium, Mixed Martial Arts & Boxing Gym, and Multi-Sport Field.

PROPERTY OWNER INFORMATION

NAME: The Shaquille O'Neal Foundation
 ADDRESS: 10845 Griffith Peak Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702.527.5808 CELL 702.683.5646 EMAIL: lisa@shaqfoundation.org

APPLICANT INFORMATION (must match online record)

NAME: Chase Wheeler
 ADDRESS: 8882 Spanish Ridge Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.251.8896 CELL 702.354.2795 EMAIL: cwheeler@csdarchitecture.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Chase Wheeler
 ADDRESS: 8882 Spanish Ridge Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.251.8896 CELL 702.354.2795 EMAIL: cwheeler@csdarchitecture.com

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

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



 Property Owner (Signature)*

Lisa Morris Hibbler

 Property Owner (Print)

11/18/2024

 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (S) WS-25-0012

ACCEPTED BY DD

PC MEETING DATE X

DATE 01/08/2025

BCC MEETING DATE 02/19/2025

FEES \$1,300

TAX CAC LOCATION Sunrise Manor

DATE 02/13/2025



PRINCIPALS

W. RICK SELLERS, AIA

MICHAEL A. DEL GATTO, AIA, LEED AP

MICHELE K. BRIGIDA, AIA, LEED AP BD+C

PRINCIPAL EMERITUS

STEVEN R. CARPENTER, AIA, RETIRED

12.4.2024

Clark County Planning
Clark County Comprehensive Planning
500 S Grand Central Pkwy #1
Las Vegas, NV 89155

RE: Justification Letter
Project Name: Shaq's Boys & Girls Club

Dear Clark County Planning,

The Shaq's Boys & Girls Club is a 33,000 SF Government Facility/Quasi-Public Facility on a 4.81 acre lot located near the northeast corner of N Lamb Blvd. and Kell Lane, parcel APN # 140-20-301-019.

The development will eventually be called the Shaquille O'Neal Youth Development Complex. It will be home to the Boys & Girls Club of Southern Nevada ("BGCSNV") and the Communities In Schools of Nevada ("CIS") Alumni Center which will provide youth aged 5-24 with the academic and personal development resources needed to prepare for future college and/or career pathways. The facility will primarily serve youth living in the northeast side of Las Vegas in Unincorporated Clark County.

Upon completion of the Shaquille O'Neal BGCSNV will directly serve 2,045 youth ages 5-18 through programming focused in the following categories: Education and Academic Success; Leadership, Service, and Character; Workforce Readiness and Career Development; Healthy Lifestyles; Sports, Fitness, and Recreation and Creative Arts. CIS will directly serve 350 young adults up to age 24 through programs in its 4 core pillars: Academic Growth; College and Career Readiness; Life Skills, and Service Learning.

Additionally, there will be a 6,615 sf early childhood learning center to support a minimum of 60 children ages 3-5. The Project will offer an array of evidence-based services including educational support, mentoring, and wraparound services. The Project includes a boxing & mixed martial arts center, multi-sports 54,000 sf outdoor field and 99 parking stalls. The facility will also have a Las Vegas Metropolitan Police Department Neighborhood outreach office.

The proposed land use is PF (Public Facility). The current land use is Compact Neighborhood. We believe the proposed Public Facility use is appropriate in this area close to many public schools and will be a positive addition to the neighborhood. The site has been unoccupied for many years and development will not only be the highest and best use of the land asset, but provide a safe, supportive place where children can engage in productive activities outside of school hours.

The proposed government facility/quasi-public facility will be one story, 37 feet high and will total 33,000 square feet. The construction type will be V-B. The building functions are accessed from the high-volume central lobby entered from the west under the shade canopy. The reception area off the lobby acts as the building's central hub with direct views to the facility's areas for better management and security.

The lower volume areas of the building are held to the outside with direct access to larger volumes like gymnasium and multi-purpose boys and girls club space being central. The lower volume spaces have roofs for mechanical equipment with full screening parapets at the perimeter. The central high-volume spaces utilize the lower roof mechanical to keep building heights down. A low volume UFC Gym adjacent to the west of the gymnasium provides rooftop mechanical support to the gymnasium and a more gradual building volume progression to the gymnasium's higher roof. The gymnasium (highest portion of the building) is intentionally placed to the center of the site to lessen the effects of its mass on adjacent property site views. The low volume early childhood center functions separately of the main building with a separate entrance off the North. The childcare rooms are located off an exterior playground space tucked into the main building's mass allowing 3 of 4 sides to be screened from the elements. Fabric shade structures cover playground equipment and play areas. An outdoor area to the east allows exterior space to be utilized off the multi-purpose Boys & Girls club space. A covered patio space allows enjoyment of the exterior while providing full shade cover.

The building exterior finishes will be painted EIFS and Painted Metal Panel. Aluminum Storefront framed glazing with steel plate accent frames will be strategically placed to allow plenty of natural light into the building's occupied spaces.

Per development code the proposed project will remove the existing attached sidewalk and provide a new detached sidewalk with landscape areas on both sides. A vacation is required to dedicate 5'-0" of right of way to the proposed property.

We would like to request a **Zone Change** from RS2 (Residential Single-Family 2) & RS5.2 (Residential Single-Family 5.2) to PF (Public Facility)

We would like to request a **Special Use Permit** for an Outdoor Playground, Athletic Area in an APZ-2 zone per 30.02-7. The APZ-2 zone is located in the northeast corner of the site. The multi-sport field will be the only part of the development located in this area, no buildings are included in this development. One field light pole will be inside of this apron.



W9-25-0012

We would like to request a **waiver for throat depth**. Per Public works the site requires 75' of throat depth to all parking stalls. The proposed project provides 115 ft of throat depth to parking stalls on the right side of the drive. The sight has a pull over and drop off area at the front of the building within this throat depth that will allow the users to temporarily park and pull away without causing cars to wait for them to pull out of a stall, mitigating the opportunity for waiting cars stacking to the entrance from right of way. The opposite side of the drive has a provided 50'-2" of throat depth. This side of the drive would only stack cars on the property and not into the right of way. The developer would like as much parking on the site as possible near the building's main entrance.

We would like to request a **design review** for the replacement and removal of **perimeter masonry walls** at the property lines. The current masonry walls on the North and East property lines are in disrepair and collapsing in multiple locations. The wall would be patched or completely replaced where required at the expense of this development. The wall will match the existing masonry type and will be at least 6'-0 tall. The existing masonry wall to the west on our development's parcel on the west property line will be demolished as it is also in disrepair. A new wall will not be required here as the adjacent residential parcels built a taller wall as part of the development. Attached are pictures of the existing walls on site for reference.

We would like to request a **Design Review** for perimeter retaining wall heights and fill along the property boundaries.

We would like to request a **design review** of a 4'-0" high decorative metal fence and manually operated 4'-0" vehicle access gates located to help with property security. The manually operated vehicle access gates at the driveway off Kell Lane will be closed during non-operating hours. The gate will be placed more than 29' from the property line. There will also be a 6' high minimum decorative masonry wall along from the building perpendicular to the east property Line along Kell Lane. 4' tall chain link fences will be provided within the property to separate early childhood play spaces from other outdoor areas.

We would like to request a **design review** for 99 parking stalls for the facility. There will be no covered parking on the site. A covered trash enclosure will be provided along a least 50'-0" away from the residential properties. The parking lot lighting will be full cut-off and be no taller than 25'-0" above finish grade.

We would like to request a **design review** for the **Multi-Sport Field and Lighting**. The Multi-Sport Field will have artificial turf suitable for many types of sports and event activities. The artificial field will have an irrigation system that is used to cool down the field surface prior to activities. Multi-sport field lighting will be 60 feet high with full cut off, only providing light to the field surface.

We would like to request a **design review** for **Conex box storage**. Conex box storage is proposed for storage of sports and event equipment related to the site and field. The shipping container will be



WS-25-0012

placed away from the property lines and adjacent residential uses. The shipping container will be painted to match the building and be placed on a concrete slab on grade.

Building signage is not part of this request. A separate submittal will be made for building signage.

Thank you for your thorough review of this proposed development. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Chase Wheeler", with a long horizontal flourish extending to the right.

Chase Wheeler
Project Manager



W5-25-00/2

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0001-VARGAS, KARLA P MORALES:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the west side of Longfellow Street, 195 feet south of Timberlodge Lane within Sunrise Manor. WM/my/kh (For possible action)

RELATED INFORMATION:

APN:

140-07-511-041

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 13 feet where 20 feet is the minimum required per Section 30.02.06 (a 35% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3897 Longfellow Street
- Site Acreage: 0.17
- Project Type: Single-family residential
- Number of Stories: 1
- Building Height (feet): 13 (existing residence)
- Square Feet: 1,260 (existing residence)

Site Plan

The site plan depicts a single family residence on a 0.17 acre parcel with the front of the residence facing Longfellow Street to the east. The proposed building addition is located at the rear of the home, on the northwest corner of the residence. With the addition, the new setback will be 13 feet from the west (rear) property line, 5 feet from the north property line, and 38 feet from the south property line.

Elevations

The overall height of the addition to the home is 13 feet, and 1 inch. The exterior materials to the addition will match the existing residence. The elevation plans show stucco exterior walls with asphalt shingle roofing will be incorporated into the addition.

Floor Plans

The floor plan for the proposed addition depicts a home office and a master bedroom. The overall area of the addition is 600 square feet.

Applicant’s Justification

Per the justification letter, the applicant would like to utilize the rear yard to accommodate the family needs. The proposed addition has been designed to integrate with the existing residence while preserving the overall aesthetic of the neighborhood. The proposed setback of 13 feet to the west property line, will allow the backyard to be better utilized since the back yard is a large area. Per the applicant, they have carefully considered the design to ensure that the addition will not disrupt the privacy or enjoyment of neighboring properties and the applicant is committed to implement any measures necessary to mitigate potential impacts.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residences

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Building setbacks are imperative when designing any new structure and/or any new building addition. Furthermore, building setbacks establish a physical buffer between residences to establish privacy, lessen light and noise pollution, and to create additional visual appeal. The applicant’s rear yard has ample room to accommodate a different building addition design. Staff finds this request to be a self-imposed hardship; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval and within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KARLA MORALES VARGAS

CONTACT: KARLA MORALES VARGAS, 3897 LONGFELLOW STEET, LAS VEGAS, NV 89115



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-07-511-041

PROPERTY ADDRESS/ CROSS STREETS: 3897 Longfellow St Las Vegas NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Karla P Morales Vargas
 ADDRESS: 3897 Longfellow St
 CITY: Las Vegas STATE: NV ZIP CODE: 89115
 TELEPHONE: _____ CELL: (702) 644-3537 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Karla P Morales Vargas
 ADDRESS: 3897 Longfellow St
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: 702 644-3537 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: 3897 Longfellow St. Karla Morales Vargas
 ADDRESS: 3897 Longfellow St
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: 702 644-3537 EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Karla P Morales
Property Owner (Print)

10/10/2024
Date

<input type="checkbox"/> AD	<input type="checkbox"/> AD	<input type="checkbox"/> LI	<input type="checkbox"/> FLOOR	<input type="checkbox"/> SIG	<input type="checkbox"/> TR	<input checked="" type="checkbox"/> W*
<input type="checkbox"/> ADP	<input type="checkbox"/> A*	<input type="checkbox"/> ST	<input type="checkbox"/> SA	<input type="checkbox"/> FC	<input type="checkbox"/> SS	<input type="checkbox"/> JC
<input type="checkbox"/> AP	<input type="checkbox"/> DE	<input type="checkbox"/> TR	<input type="checkbox"/> SIGN	<input type="checkbox"/> TAG	<input type="checkbox"/> VA	<input type="checkbox"/> OTHER

PROJECT ID:	<u>WS-25-0001</u>	DATE: _____	<u>MY</u>
APPLICANT:	<u>3/4/25</u>	DATE:	<u>12/25</u>
PROJECT TYPE:		AMOUNT:	<u>\$800</u>
PROJECT NAME:	<u>Sunrise Manor</u>	DATE:	<u>2/13/25</u>
		AMOUNT:	<u>\$800</u>

PLANNING
COFFER
WS-25-0001

I am writing to formally request a waiver development standards. We are requesting to waive in accordance wall height with section 30.02.06 the wall will be 8ft. In height. As the owner of a recently purchased home with a large backyard, I would like to take full advantage of the available space. However, the current code restricts this use, and I respectfully request that the board consider granting a waiver for my project. a waiver to allow me to construct an addition extending to within 13.7 feet of the property boundary, rather than adhering to the current 20-foot setback requirement.

The wall is setback 13.7 ft. The addition will be constructed of similar materials and colors of the dwelling.

This adjustment would allow for a more functional space, providing ample room to accommodate my family's needs and enhance the usability of our backyard. The proposed addition has been designed to integrate seamlessly with the existing structure while preserving the overall aesthetic of the neighborhood. By moving the addition closer to the boundary line, I can better utilize my large backyard space, which would otherwise be underutilized given the property's unique layout. I have carefully considered the design to ensure that it will not disrupt the privacy or enjoyment of neighboring properties and am committed to implementing any measures necessary to mitigate potential impacts.

PLANNING
COMMISSION

WS-25-0001

03/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400147 (UC-23-0138)-KINGSBARN L M G PETROL INVESTMENTS, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.

DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-thru on 2.0 acres in a CG (Commercial General) Zone.

Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-19-610-011

USE PERMITS:

1. Allow a convenience store in a C-1 zone per Table 30.44-1.
2.
 - a. Reduce the separation from a convenience store to a residential use to the east to 186 feet where 200 feet is required per Table 30.44-1 (a 1% reduction).
 - b. Reduce the separation from a convenience store to a residential use to the north to 76 feet where 200 feet is required per Table 30.44-1 (a 62% reduction).
3. Allow a gasoline station in a C-1 zone per Table 30.44-1.
4.
 - a. Reduce the separation from a gasoline station to a residential use to the east to 161 feet where 200 feet is required per Table 30.44-1 (a 20% reduction).
 - b. Reduce the separation from a gasoline station to a residential use to the north to 179 feet where 200 feet is required per Table 30.44-1 (a 1% reduction).
 - c. Reduce the separation from a gasoline station to a residential use to the south to 169 feet where 200 feet is required per Table 30.44-1 (a 2% reduction).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Convenience store with gasoline sales and restaurant
- Number of Stories: 1
- Building Height (feet): Up to 28

- Square Feet: 3,000 (C-store)/1,500 (restaurant w/drive-thru)
- Parking Required/Provided: 27/69

Site Plan

The approved plans depict a proposed development consisting of a convenience store with an attached restaurant and gas station. The convenience store and restaurant face south toward Lake Mead Boulevard with the gasoline canopy/pumps located in front of the building near the central portion of the property. The attached quick serve restaurant tenant space is located on the west side of the convenience store, with a drive-thru which wraps around the north and west sides of the building. To the north the property is a developed single-family lot. Also, across the street from Lake Mead Boulevard is a mobile park zoned R-2 and to the east across Gateway Boulevard is a single-family residence zoned R-2. The convenience store building is set back 76 feet from the north property line and 78 feet from the west commercial property line. A total of 69 parking spaces are distributed throughout the site. The approved plans show that access to the proposed development will be along the south property line from Lake Mead Boulevard.

Landscaping

The approved plans depict that the street landscaping consists of an approximate 14 foot wide landscape area with a detached sidewalk along Gateway Road and an approximate 22 foot wide landscape area with an existing attached sidewalk along Lake Mead Boulevard. The approved plans also show that the trees planted along Gateway Road are off-set by 20 feet. A 10 foot wide landscape area is shown along the north and west property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The approved plan depicts the building is 1 story, up to 28 feet high, consisting of painted stucco walls with decorative reveal lines, painted steel canopy, standing seam metal roof entry element, and glass storefront windows. The height of the building varies slightly from 20 feet to 28 feet and has been designed to break-up the roofline and enhance the overall look of the building. The gasoline canopy is 20 feet high and will also utilize the same colors and textures to unify the design of the site.

Floor Plans

The approved plans depict the convenience store has an area of 3,000 square feet consisting of cashier area, sales floor, gaming area, storage/freezer areas, restrooms, and an office. The restaurant consists of an order area, dining area, kitchen, restrooms, and storage area. The pick-up window is on the west side of the building.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0138:

Comprehensive Planning

- 18 months to review;

- Per revised plans;
- Height of light poles along north, east, and west property lines shall be less than 16 feet;
- Callbox volume to be reduced at 9:00 p.m. daily;
- Coordinate with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; that off-site improvement permits may be required; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0125-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the property owner has been diligently pursuing construction of the project without realizing the approval required an 18 month review. The applicant is requesting an extension of time to finalize the project since it is near completion.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0138	Use permit, design review, and waiver of development standards for a convenience store, gasoline station, and drive-thru restaurant	Approved by BCC	May 2023
VS-23-0139	Vacated a right-of-way to accommodate a detached sidewalk	Approved by BCC	May 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0351-17	Reclassified 2 acres from R-2 to C-1 zoning for an in-line retail building	Approved by BCC	July 2017
ZC-1395-94	Reclassified 2 acres from R-2 to C-1 zoning for a shopping center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Mobile home park
East	Corridor Mixed-Use	CG, RS3.3, & RS20	Undeveloped & single-family residential
West	Neighborhood Commercial	CG	Retail building

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that there are multiple approved building permits for this project, including BD23-24718 which was to construct a convenience store that has been issued. Also, BD24-19329 has been issued for the fuel canopy. The applicant also has active and approved permits with Public Works. PW23-10981, PW23-14661, and PW23-13814 are issued permits by Public Works for drainage study, off-sites, and traffic study, respectively. Staff finds that the applicant has made progress towards completion of the project. Also, this is the applicant's first extension of time. Therefore, staff can support this request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 17, 2025 to commence and review, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ALAN PERLMUTTER

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0019-STANLEY INVESTMENT, LLC:

USE PERMIT to allow a cannabis establishment (cultivation facility).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-410-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation from a proposed cannabis establishment (cultivation facility) to an area subject to residential adjacency (to the east) to 200 feet where 660 feet is the minimum separation required per Section 30.03.06C (a 70% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2582 Abels Lane
- Site Acreage: 0.50
- Project Type: Cannabis establishment (cultivation facility)
- Building Height (feet): 30
- Square Feet: 200 (cultivation facility)/10,000 (total)
- Parking Required/Provided: 10/13

Site Plan

The plan depicts an existing 10,000 square feet office/warehouse building centrally located within the parcel. This site is part of a larger industrial complex consisting of 26 buildings. The plan shows 6 parking spaces in the front and 7 parking spaces in the rear of the building. The applicant is proposing to convert the existing office/warehouse to a cannabis establishment consisting of cultivation, production, and distributor. Access to the site is from Abels Lane via an existing driveway to the west of the parcel. Cross access also exists throughout the entire

complex. An existing manufactured home park shares the east property line, 200 feet from the front door of the business.

Landscaping

Landscaping exists along the street and within the front parking lot. Twenty four inch box cypress trees will be planted every 5 feet within the existing 3 foot wide landscape strip located along the east property line in compliance with a condition of approval of WS-1564-00. No other changes to the existing landscaping are proposed with this request.

Elevations

The photos show an existing 30 foot tall building consisting of clay-colored CMU blocks and concrete panels. The entrance and an existing roll-up door are depicted on the front (west) elevation facing Abels Street. A roll-up door also exists on the east elevation facing the rear parking area.

Floor Plan

The plan depicts an existing 10,000 square foot building consisting of areas including, but not limited to, a 650 square foot office/breakroom, 250 square foot production area, 200 square foot cultivation area, and an 8,250 square foot warehouse area.

Applicant's Justification

The applicant states the adjacent residential use will not be affected in a substantially adverse manner, the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and the proposed use will not be materially detrimental to the public welfare. They further state that the proposed use will not alter the character of the neighborhood, traffic conditions, parking, rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed hours of operation for the establishment are 6:00 a.m. to 8:00 p.m., Monday through Friday. Operations at the establishment are primarily conducted indoors, with the exception of loading and unloading of product in sealed containers from vehicles in the fenced yard in the rear of the property. The applicant anticipates the product odor to be negligible, as the primary facility operations are for warehousing and distribution of pre-packaged product. If existing or future operations generate pervasive odor detectible by neighboring residential, the applicant would install appropriate air filtration devices to mitigate such odor.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0184-03	Industrial lot	Approved by PC	June 2003
WS-1564-00	Waiver of development standards to eliminate landscape buffer requirement for a proposed office/warehouse complex	Approved by PC	December 2000
ZC-070-97 (ET-0253-99)	First extension of time for ZC-0702-97	Approved by BCC	August 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0702-97	Reclassified the site to M-1 zoning for an industrial subdivision with warehouses and open storage yard facilities	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IL (AE70 & APZ-2)	The remainder of the office/warehouse complex
East	Business Employment	RS5.2 (AE70 & APZ-2)	Manufactured home park
West	Business Employment	IP (AE70)	Undeveloped

Related Applications

Application Number	Request
UC-25-0020	A use permit and waiver of development standards for a cannabis establishment (production facility) is a companion item on this agenda.
UC-25-0021	A use permit for a cannabis establishment (distributor) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

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

Waiver of Development Standards

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

Use Permit & Waiver of Development Standards

Staff finds that the site has ample parking spaces for the use. Per the original land use application (WS-1564-00), parking was shared for the entire complex. The proposed use requires less parking (10 spaces) compared to what the original office/warehouse building was parked at (21 spaces per BD04-26451), and requires the same number of parking spaces as the current requirements for an office/warehouse use (10 spaces). Therefore, the proposed use will not add any parking demand for the proposed site or the complex. Also, according to the provided survey, the proposed facility meets the required separation to schools, community facilities, and non-restricted gaming properties. The facility does not meet the required 660 foot separation from areas subject to residential adjacency as the property immediately to the east is an existing manufactured home park. However, the provided floor plan depicts only 2 small areas for "cultivation" and "production" uses. According to the applicant's justification letter and the floor plan, the primary operation of the facility is "warehousing and distribution," which is similar to and consistent with the existing warehouse uses within the complex. Staff does not anticipate any adverse impacts to the surrounding area; therefore, supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability;
- To prevent odor nuisances, an outdoor odor control plan must be submitted to the Clark County Department of Business License;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with condition of approval of WS-1564-00.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: NABISIX, LLC

CONTACT: ALICIA ASHCRAFT, ASHCRAFT & BARR LLP, 9205 W. RUSSELL ROAD,
SUITE 240, LAS VEGAS, NV 89148



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-410-012

PROPERTY ADDRESS/ CROSS STREETS: 2582 Abels Ln/ Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

Cannabis cultivation, production, and distribution establishment.

PROPERTY OWNER INFORMATION

NAME: Stanley Investment LLC
 ADDRESS: 5327 Peck Rd. Unit A
 CITY: El Monte STATE: CA ZIP CODE: 91732
 TELEPHONE: (626) 203-3667 CELL: _____ EMAIL: mqzexpress@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Nabisix, LLC
 ADDRESS: 182 Howard St, Unit 4
 CITY: San Francisco STATE: CA ZIP CODE: 94105 REF CONTACT ID # 2551.001
 TELEPHONE: (702) 631-4755 CELL (702) 631-4755 EMAIL: aaron.markowitz@nabis.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Alicia R. Ashcraft, Esq. c/o Ashcraft & Barr LLP
 ADDRESS: 9205 West Russell Rd., Ste. 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # 2551.001
 TELEPHONE: (702) 631-4755 CELL (702) 631-4755 EMAIL: ashcrafta@ashcraftbarr.com

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

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

簽署人: *Jianjun Mao* Stanley Investment LLC 10/24/2024
 Property Owner (Signature) Property Owner (Print) Date

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

APPLICATION # (s) UC-25-0019 ACCEPTED BY NM
 FC MEETING DATE _____ DATE 1-8-25
 RCC MEETING DATE 3-5-25 FEES \$1000
 LEGAL LOCATION Sunrise Manor DATE 2-13-25



9205 West Russell Road
Suite 240
Las Vegas, NV 89148
702-631-4755

AshcraftBarr.com

[Writer's e-mail: AshcraftA@AshcraftBarr.com]

January 3, 2025

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

**Re: Justification Letter – Waiver of Development Standards
2582 Abels Ln., Las Vegas, NV
APN 140-17-410-012**

Dear Sir or Madam:

The following justification letter is provided in connection with Nabisix, LLC's request for the waiver of development standards in connection with its application for a special use permit (UC) to relocate existing cannabis cultivation, production, and distributor licenses for co-location 2582 Abels Ln., Las Vegas, NV (Sunrise Manor Township) ("Location"). Pursuant to §30.04.06 a cannabis cultivation and production facility shall not be within 660 feet of any residential adjacency unless waived by a waiver of development standards (WS) in accordance with §30.06.06F.

Title 30 of the Code lists the following standards for approval in evaluating this request:

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner:
- (ii) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare:
- (iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title: and
- (iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The following letter demonstrates applicant's compliance with the Code and provides the justification for approval request for waiver of development standards (WS) for the proposed Location with respect to the proximity to adjacent residential:

1. The current zoning classification for this parcel is Light Industrial (IL).

2. The proposed use is consistent with the surrounding uses in this area, which is also zoned Light Industrial (IL) to the North and South, Industrial Park (IP) to the West, and Residential Single-Family 5.2 (RS5.2) to the East.

3. There is one (1) manufactured home park, Santiago Estates ("MHP"), located immediately adjacent to the Location to the East. However, the surrounding parcels, including those on all sides of the MHP, are zoned for industrial park. Accordingly, the granting of the requested waiver will be in harmony with the general purpose, goals, objectives and standards of the Master Plan and Title 30.

4. The proposed use will not result in a substantial or undue adverse effect on adjacent properties, nor will it alter the character of the neighborhood, traffic conditions, parking, public improvements, public facilities and services, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Nabisix's proposed Location is supported by the following additional factors for consideration:

- a. The Applicant's proposed hours of operation for the establishment are 6:00 am to 8:00 pm, Monday through Friday.
- b. Operations at the establishment are primarily conducted indoors, with the exception of loading and unloading of product in sealed containers from vehicles in the fenced yard to the rear of the property.
- c. Product odor is anticipated to be negligible, as the primary facility operations are for warehousing and distribution of pre-packaged product. If existing or future operations generate pervasive odor detectible by neighboring residential, the applicant would install appropriate air filtration devices to mitigate such odor.
- d. The site is located generally near the intersection of N. Lamb Boulevard and E. Carey Avenue, with easy vehicular access via Carey Avenue to Interstate-15 for safe transportation of product to and from the facility.
- e. The surrounding roadway infrastructure is adequate for the proposed use and consequently, the use will not have an adverse effect on the roadways. Large heavy trucks will not be used in connection with the facility operations.

5. The proposed Location for cannabis cultivation, production, and distributor facilities will be adequately served by the existing public improvements, facilities, and services which will not impose an undue burden.

Clark County Comprehensive Planning
January 3, 2025
Page | 3

Applicant respectfully requests the waiver of development standards (WS) requested in connection with its special use permit application for the subject Location. Thank you.

Very truly yours,

ASHCRAFT & BARR LLP

A handwritten signature in cursive script that reads "Alicia R. Ashcraft".

Alicia R. Ashcraft

cc: Nabisix LLC

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0020-STANLEY INVESTMENT, LLC:

USE PERMIT to allow a cannabis establishment (production facility).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency in conjunction with an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-410-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation from a proposed cannabis establishment (production facility) to an area subject to residential adjacency (to the east) to 200 feet where 660 feet is the minimum separation required per Section 30.03.06C (a 70% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2582 Abels Lane
- Site Acreage: 0.50
- Project Type: Cannabis establishment (production facility)
- Building Height (feet): 30
- Square Feet: 250 (production facility)/10,000 (total)
- Parking Required/Provided: 10/13

Site Plan

The plan depicts an existing 10,000 square feet office/warehouse building centrally located within the parcel. This site is part of a larger industrial complex consisting of 26 buildings. The plan shows 6 parking spaces in the front and 7 parking spaces in the rear of the building. The applicant is proposing to convert the existing office/warehouse to a cannabis establishment consisting of cultivation, production, and distributor. Access to the site is from Abels Lane via an existing driveway to the west of the parcel. Cross access also exists throughout the entire

complex. An existing manufactured home park shares the east property line, 200 feet from the front door of the business.

Landscaping

Landscaping exists along the street and within the front parking lot. Twenty four inch box cypress trees will be planted every 5 feet within the existing 3 foot wide landscape strip located along the east property line in compliance with a condition of approval of WS-1564-00. No other changes to the existing landscaping are proposed with this request.

Elevations

The photos show an existing 30 foot tall building consisting of clay colored CMU blocks and concrete panels. The entrance and an existing roll-up door are depicted on the front (west) elevation facing Abels Street. A roll-up door also exists on the east elevation facing the rear parking area.

Floor Plan

The plan depicts an existing 10,000 square foot building consisting of areas including, but not limited to, 650 square foot office/breakroom, 250 square foot production area, 200 square foot cultivation area, and an 8,250 square foot warehouse area.

Applicant's Justification

The applicant states the adjacent residential use will not be affected in a substantially adverse manner, the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and the proposed use will not be materially detrimental to the public welfare. They further state the proposed use will not alter the character of the neighborhood, traffic conditions, parking, rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed hours of operation for the establishment are 6:00 a.m. to 8:00 p.m., Monday through Friday. Operations at the establishment are primarily conducted indoors, with the exception of loading and unloading of product in sealed containers from vehicles in the fenced yard in the rear of the property. The applicant anticipates the product odor to be negligible, as the primary facility operations are for warehousing and distribution of pre-packaged product. If existing or future operations generate pervasive odor detectible by neighboring residential, the applicant would install appropriate air filtration devices to mitigate such odor.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0184-03	Industrial lot	Approved by PC	June 2003
WS-1564-00	Waiver of development standards to eliminate landscape buffer requirement for a proposed office/warehouse complex	Approved by PC	December 2000
ZC-070-97 (ET-0253-99)	First extension of time for ZC-0702-97	Approved by BCC	August 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0702-97	Reclassified the site to M-1 zoning for an industrial subdivision with warehouses and open storage yard facilities	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IL (AE70 & APZ-2)	The remainder of the office/warehouse complex
East	Business Employment	RS5.2 (AE70 & APZ-2)	Manufactured home park
West	Business Employment	IP (AE70)	Undeveloped

Related Applications

Application Number	Request
UC-25-0019	A use permit and waiver of development standards for a cannabis establishment (cultivation facility) is a companion item on this agenda.
UC-25-0021	A use permit for a cannabis establishment (distributor) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning
Use Permit**

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

Waiver of Development Standards

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

Use Permit & Waiver of Development Standards

Staff finds that the site has ample parking spaces for the use. Per the original land use application (WS-1564-00), parking was shared for the entire complex. The proposed use requires less parking (10 spaces) compared to what the original office/warehouse building was parked at (21 spaces per BD04-26451), and requires the same number of parking spaces as the current requirements for an office/warehouse use (10 spaces). Therefore, the proposed use will not add any parking demand for the proposed site or the complex. Also, according to the provided survey, the proposed facility meets the required separation to schools, community facilities, and non-restricted gaming properties. The facility does not meet the required 660 foot separation from areas subject to residential adjacency as the property immediately to the east is an existing manufactured home park. However, the provided floor plan depicts only 2 small areas for "cultivation" and "production" uses. According to the applicant's justification letter and the floor plan, the primary operation of the facility is "warehousing and distribution," which is similar to and consistent with the existing warehouse uses within the complex. Staff does not anticipate any adverse impacts to the surrounding area; therefore, supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability;
- To prevent odor nuisances, an outdoor odor control plan must be submitted to the Clark County Department of Business License;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with condition of approval of WS-1564-00.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: NABISIX, LLC

CONTACT: ALICIA ASHCRAFT, ASHCRAFT & BARR LLP, 9205 W. RUSSELL ROAD,
SUITE 240, LAS VEGAS, NV 89148

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0021-STANLEY INVESTMENT, LLC:

USE PERMIT to allow a cannabis establishment (distributor) in conjunction an existing industrial complex on 0.50 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & APZ-2) Overlay.

Generally located on the east side of Abels Lane, 15 feet south of Cartier Avenue (alignment) within Sunrise Manor. TS/nm/kh (For possible action)

RELATED INFORMATION:

APN:

140-17-410-012

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2582 Abels Lane
- Site Acreage: 0.50
- Project Type: Cannabis establishment (distributor)
- Building Height (feet): 30
- Square Feet: 10,000
- Parking Required/Provided: 10/13

Site Plan

The plan depicts an existing 10,000 square feet office/warehouse building centrally located within the parcel. This site is part of a larger industrial complex consisting of 26 buildings. The plan shows 6 parking spaces in the front and 7 parking spaces in the rear of the building. The applicant is proposing to convert the existing office/warehouse to a cannabis establishment consisting of cultivation, production, and distributor. Access to the site is from Abels Lane via an existing driveway to the west of the parcel. Cross access also exists throughout the entire complex. An existing manufactured home park shares the east property line, 200 feet from the front door of the business.

Landscaping

Landscaping exists along the street and within the front parking lot. 24 inch box cypress trees will be planted every 5 feet within the existing 3 foot wide landscape strip located along the east

property line in compliance with a condition of approval of WS-1564-00. No other changes to the existing landscaping are proposed with this request.

Elevations

The photos show an existing 30 foot tall building consisting of clay colored CMU blocks and concrete panels. The entrance and an existing roll-up door are depicted on the front (west) elevation facing Abels Street. A roll-up door also exists on the east elevation facing the rear parking area.

Floor Plan

The plan depicts an existing 10,000 square foot building consisting of areas including, but not limited to, 650 square foot office/breakroom, 250 square foot production area, 200 square foot cultivation area, and an 8,250 square foot warehouse area.

Applicant's Justification

The applicant states the adjacent residential use will not be affected in a substantially adverse manner, the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and the proposed use will not be materially detrimental to the public welfare. They further state that the proposed use will not alter the character of the neighborhood, traffic conditions, parking, rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed hours of operation for the establishment are 6:00 a.m. to 8:00 p.m., Monday through Friday. Operations at the establishment are primarily conducted indoors, with the exception of loading and unloading of product in sealed containers from vehicles in the fenced yard in the rear of the property. The applicant anticipates the product odor to be negligible, as the primary facility operations are for warehousing and distribution of pre-packaged product. If existing or future operations generate pervasive odor detectible by neighboring residential, the applicant would install appropriate air filtration devices to mitigate such odor.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0184-03	1 industrial lot	Approved by PC	June 2003
WS-1564-00	Waiver of development standards to eliminate landscape buffer requirement for a proposed office/warehouse complex	Approved by PC	December 2000
ZC-070-97 (ET-0253-99)	First extension of time for ZC-0702-97	Approved by BCC	August 1999
ZC-0702-97	Reclassified the site to M-1 zoning for an industrial subdivision with warehouses and open storage yard facilities	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IL (AE70 & APZ-2)	The remainder of the office/warehouse complex
East	Business Employment	RS5.2 (AE70 & APZ-2)	Manufactured home park
West	Business Employment	IP (AE70)	Undeveloped

Related Applications

Application Number	Request
UC-25-0019	A use permit and waiver of development standards for a cannabis establishment (cultivation facility) is a companion item on this agenda.
UC-25-0020	A use permit and waiver of development standards for a cannabis establishment (production facility) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the site has ample parking spaces for the use. Per the original land use application (WS-1564-00), parking was shared for the entire complex. The proposed use requires less parking (10 spaces) compared to what the original office/warehouse building was parked at (21 spaces per BD04-26451), and requires the same number of parking spaces as the current requirements for an office/warehouse use (10 spaces). Therefore, the proposed use will not add any parking demand for the proposed site or the complex. Also, according to the provided survey, the proposed facility meets the required separation to schools, community facilities, and non-restricted gaming properties. According to the applicant's justification letter and the floor plan, the primary operation of the facility is "warehousing and distribution," which is similar to and consistent with the existing warehouse uses within the complex. Staff does not anticipate any adverse impacts to the surrounding area, and therefore, supports the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability;
- To prevent odor nuisances, an outdoor odor control plan must be submitted to the Clark County Department of Business License;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to ensure compliance with condition of approval of WS-1564-00.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: NABISIX, LLC
CONTACT: ALICIA ASHCRAFT, ASHCRAFT & BARR LLP, 9205 W RUSSELL ROAD,
SUITE 240, LAS VEGAS, NV 89148

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-07-315-001 and 140-07-310-048

PROPERTY ADDRESS/ CROSS STREETS: 3590 and 3570 N. Pecos

DETAILED SUMMARY PROJECT DESCRIPTION

Convenience store with gas pumps, rezoning of southern parcel to IP Industrial Park pursuant to the Master Plan designation of BE Business Employment.

PROPERTY OWNER INFORMATION

NAME: Platinum Management Group 14 LLC
 ADDRESS: 2820 Saint Dizier Drive
 CITY: Henderson STATE: NV ZIP CODE: 89044
 TELEPHONE: _____ CELL _____ EMAIL: platinummanagementlv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rody Yousif
 ADDRESS: 2820 Saint Dizier Drive
 CITY: Henderson STATE: NV ZIP CODE: 89044 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: Platinummanagementlv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown / Nancy Amundsen
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
 TELEPHONE: 702-598-1410 CELL 702-994-0490 EMAIL: nancya@clarkcountynv.com

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

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


 Property Owner (Signature)*

Rody Yousif
 Property Owner (Print)

10/23/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-25-0022

ACCEPTED BY 

PC MEETING DATE _____

DATE 1-8-2025

BCC MEETING DATE 3-5-2025

FEES _____

TAB/CAC LOCATION Sunrise Manor

DATE 2-13-2025

APR-24-10/292

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

January 6, 2025

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

RE: Justification Letter – Zone Change, Special Use Permit, Waivers of Conditions,
Waivers of Development Standards, Design Review, Vacations
3590 and 3570 N. Pecos Road
APN # 140-07-310-048 and 140-07-315-001

To Whom it May Concern:

This office represents the Applicant/Owner (Applicant) in the above-mentioned matter. The northern parcel was approved in 2015 (ZC-0215-15) for a zone change (to MD which now is IP-Industrial Park) and retail sales as a principal use with various waivers. The zone change was made permanent however the retail sales was subject to several conditions, one being one year to commence and review. Extensions of time were granted for the retail sales as a principal use in 2016, 2018, 2020, and 2023. Currently, the retail sales building is under construction with a May 25, 2025 review date (ET-23-400057).

Applicant purchased the northern parcel in February of 2024 and the southern parcel in October of 2024. This request is to rezone the southern parcel to IP (Industrial Park) consistent with the northern parcel and the Planned Land Use of BE – Business Employment. In addition, Applicant proposes to combine the parcels, demolish the retail building under construction, and reconfigure the site to construct a retail (convenience) store with fuel pumps and a canopy that will have access to both Gowan Road and Pecos Road.

Applicant requests the previous use permit and waiver portions of ZC-0215-15 be expunged with this new application if it is approved. The previous application and subsequent extensions of time were under the previous version of Title 30 in effect prior to January 1, 2024. Applicant understands this application will be reviewed under the current version of Title 30.

Zone Change

Applicant requests that APN# 140-07-310-048 be rezoned from RS5.2 to IP (Industrial Park). This is a conforming zone change in the AE-75 Airport Overlay where the existing residential

PLANNER
COPY

ZC-25-0022

zoning is not compatible with the Nellis Airport flight patterns pursuant to Table 30.02-7. The requested zoning district is also consistent with those in the City of North Las Vegas across Pecos Road at the intersection.

Special Use Permits

The design does not meet the standards as outlined in Section 30.03.06(B)(4)(i) which would require #1 and #2. Section 30.03.06(G)(9)(i)(a) would be the nexus for #3.

1. Canopy and fuel pumps not 30 feet from the right-of-way line of a section line street (N. Pecos Road) and 20 feet from Gowan Road. The canopy, at its closest point, is approximately 19.6 feet from the right-of-way.
2. Canopy and fuel pumps within 200 feet of an adjacent RS zoning district (approximately 57 feet from the eastern RS zoned property and 119 feet from the southern RS zoned property.)
3. Retail not accessory to a primary use.

Design Review

Retail with gas station and fuel canopy.

Waiver of Development Standards

Reduce throat depth to not meet the minimum requirement of 25 feet (4' 6" on Gowan and 2' 4" on Pecos Roads).

Reduce approach distance to 51' 4" where 150 feet is required per Uniform Standard Drawing 222.1.

Reduce departure distance to 20' 9" where 190 feet is required per Uniform Standard Drawing 222.1.

Waiver of Section 30.04.08(C)(5)(ii)(a) to allow attached sidewalk to remain where a detached sidewalk is required.

Waiver of Section 30.04.03(C)(1)(i) to allow existing 6-foot wall to remain and not construct an 8-foot wall.

Pursuant to Section 30.04.01(E), allow alternative design for landscaping at the intersection of Gowan and Pecos to not impact right-of-way or require non-standard improvements in the right-of-way. Or in the alternative, waive 30.04.01(D)(7)(ii) to allow required 10-foot landscape strip adjacent to attached sidewalk at the intersection to be eliminated as to not impact the existing right-of-way.

Waiver of Section 30.04.06(K) to allow a trash enclosure within 50 feet of adjacent residential district, 15' 6" proposed.

**PLANNER
COPY**

Justification

The project is proposed on two parcels that are less than 120-foot deep from Pecos Road. The canopy and pumps are proposed to be closer to the rights-of-way to minimize any impact to the neighboring residentially zoned properties. In addition, a dense landscape buffer is being proposed to the east and south adjacent to the residentially zoned parcels.

This area of the County has a unique blend of uses with much of the residential being inconsistent with the Airport Environs as the AE-75 that does not permit any residential use. In addition, the AE-70 approximately 150 feet to the northeast at the closest point, only permits 2 residential units to an acre. To the northwest of the site is M-2 industrial in the City of North Las Vegas and to the west of the site is C-1, also in the City of North Las Vegas.

This use is appropriate for this area which provides a transition between the residential zoning (in the BE land use designation) and the intense industrial to the northwest in an area with a unique mixture of uses.

Thank you for your consideration on this matter,



Nancy Amundsen

Brown, Brown, Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0022-PLATINUM MANAGEMENT GROUP 14, LLC:

ZONE CHANGE to reclassify 0.18 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay.

Generally located on the east side of Pecos Road, 150 feet south of Gowan Road within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-07-310-048

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3570 N. Pecos Road
- Site Acreage: 0.18
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant states that rezoning the subject parcel to IP will be consistent with the existing IP zoning on the parcel to the north and will allow for 1 overall development on the 2 parcels. Furthermore, the proposed IP zoning is conforming to the existing Business Employment (BE) land use category on the site and will be more compatible with Nellis Air Force Base flight patterns unlike the existing RS5.2 zoning on the site. Industrial zoning is also found within the City of North Las Vegas, caddy corner from the site, at the northwest corner of Pecos Road and Gowan Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-75)	Semi-developed retail building
South & East	Business Employment	RS5.2 (AE-75)	Single-family residential
West	City of North Las Vegas	C-1 (AE-75)	Retail center

Related Applications

Application Number	Request
UC-25-0023	A use permit, waivers of development standards, and a design review for a retail gas station on the subject site and the adjacent parcel to the north is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The proposed IP zoning on the site in combination with the existing IP zoning on the parcel to the north will allow for a larger area that allows more flexibility for development. Other industrial zoned properties are located in the area at the northwest corner of Pecos Road and Gowan Road within the City of North Las Vegas. The site is also located within the Airport Environs (AE-75) Overlay due to impacts from Nellis Air Force Base, and therefore residential development is not appropriate within this area. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0042-

2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RODY YOUSIF
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0023-PLATINUM MANAGEMENT GROUP 14, LLC:

USE PERMITS for the following: 1) gas station; and 2) retail.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) buffering and screening; 3) modify residential adjacency standards (trash enclosure); 4) allow attached sidewalks; 5) allow modified driveway design standards; and 6) allow modified street standards.

DESIGN REVIEWS for the following: 1) a retail building; and 2) gas station on 0.55 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75) Overlay.

Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor. WM/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-07-310-048; 140-07-315-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce a portion of the landscape strip along Pecos Road to zero feet where a 10 foot wide minimum landscape strip shall be provided where a detached sidewalk is required and where an attached sidewalk is proposed or is allowed to remain per Section 30.04.01D (a 100% reduction).
2. Allow an existing 6 foot high block wall where buffering and screening shall consist of an 8 feet high decorative screen wall is required along the east and south property lines per Section 30.04.02C.
3. Allow a trash enclosure 15 feet from an adjacent residential district where areas containing outdoor garbage or recycling containers shall not be within 50 feet of an adjacent residential district per Section 30.04.06K (a 70% reduction).
4.
 - a. Allow an attached sidewalk on Pecos Road where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow an attached sidewalk on Gowan Road where a detached sidewalk is required per Section 30.04.08C.
5.
 - a. Reduce throat depth for a driveway along Pecos Road to 2 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 92% reduction).
 - b. Reduce throat depth for a driveway along Gowan Road to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 84% reduction).

6. a. Reduce the approach distance to the intersection of Pecos Road and Gowan Road to 51 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 66% reduction).
- b. Reduce the departure distance from the intersection of Pecos Road and Gowan Road to 20 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 90% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3570 & 3590 N. Pecos Road
- Site Acreage: 0.55
- Project Type: Gas station
- Number of Stories: 1
- Building Height (feet): 30 (building)/20 (canopy)
- Square Feet: 3,428 (retail building)/1,998 (fuel canopy)
- Parking Required/Provided: 10/13
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 0.55 acre property at the southeast corner of Gowan Road and Pecos Road with a proposed retail building (convenience store) and gasoline station with 4 pumps and a canopy. Access is provided from a driveway at Gowan Road and Pecos Road. On-site circulation is around the fuel pumps and canopy with 1 way traffic on the west side and parking located along the east property line and on the north side of convenience store main entrance. Pedestrian access is from existing attached sidewalks along Pecos Road and Gowan Road, and the 5 foot walkway on the north and west sides of the convenience store. Bicycle racks are located at the northeast corner of the convenience store with 2 accessible parking spaces and 11 standard parking spaces in front of the building. The proposed development requires 10 parking spaces where 13 parking spaces are provided. Access to the underground fuel storage tanks will be from Pecos Road to Gowan Road, or vice versa, along the east side of the gas canopy. An existing 6 foot block wall is located along the south property line and east property line, and is the subject of a waiver request where 8 foot decorative walls are required. The trash enclosure is located 15 feet from the east property line at the northeast corner of the building adjacent to an existing single-family residential development and is the subject of a waiver request. The fuel canopy is setback 19 feet 6 inches from the northwest corner property line and 57 feet from the residential property line on the east side of the property. The retail building is set back 15 feet to the east and south property lines, and 15 feet 8 inches from the west property line along Pecos Road. The retail building is located approximately 150 feet south of the north property line and Gowan Road.

Landscaping

The plan depicts 10 feet of landscaping adjacent to the Pecos Road attached sidewalk and Gowan Road attached sidewalk. A small portion of the paved drive aisle adjacent to the southeast corner of Pecos Road and Gowan Road has no landscaping and is the subject of a waiver request. The required number of trees are provided along the Pecos Road and Gowan Road frontages. The east and south sides of the property are adjacent to an existing residential neighborhood and the plan shows at least 15 feet of landscaping and required trees in these areas.

Elevations

The elevations depict a single-story retail building (convenience store) with a height of 30 feet, and a 20 foot high gas station canopy. The main entrance of the retail building faces north with storefront aluminum windows and stone veneer accents adjacent to the entrance. The building has an exterior tile wainscoting on all sides at the base of the building, stucco siding, decorative metal siding on the north side, and decorative foam cornice at the top of the walls. A standing seam metal roof covers the hip style high point of the building, with a flat roof for the remaining structure. The canopy has tile siding on all support beams from the ground to the canopy. The trash enclosure has split-face CMU walls with a painted tube trellis cover. The gas canopy has a flat aluminum composite material roof structure.

Floor Plan

The plan depicts a 3,428 square foot convenience store with 254 square feet of point of sale space. The floor plan is oriented east to west with the entrance on the north side of the building. The fuel canopy is 36 feet by 55 feet 6 inches and is 1,998 square feet in area.

Applicant's Justification

The applicant states the north side parcel 140-07-315-001 was reclassified in 2015 to M-D zoning which was subsequently reclassified to IP (Industrial Park) with the new Title 30 changes in 2024. Several extensions of time were granted prior to construction starting in 2023 to 2024. The existing structure is under construction with an expiration date of May 25, 2025, for ET-23-400057 (ZC-0215-15). The applicant purchased the southern parcel 140-07-310-048 in October 2024 with the intent to reclassify from RS5.2 to IP (a companion item on this agenda ZC-25-0022) to allow for a redesigned convenience store and gasoline station. The current proposal includes the waiver requests and gasoline station and redesign of the site access and landscaping. The previous use permit, waivers, and design review of ZC-0215-15 is to be expunged with the approval of the current request. The pumps and canopy are located as close as possible to the right-of-way to limit impacts to the residential areas. Much of the existing nearby residential property is located within the AE-75 airport environs and would not be permitted under current development standards. The City of Las Vegas with M-2 industrial and C-1 commercial property, is located north and west of this property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400057 (ZC-0215-15)	Fourth 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 2023
ET-20-400049 (ZC-0215-15)	Third 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 2020
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, reduced trash enclosure setback from a residential development, reduced setbacks, and reduced height/setback ratio adjacent to a single-family residential use with a design review for a retail building	Approved by BCC	May 2015
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 (Overlay)	Existing Land Use
North, South, & East	Business Employment	RS5.2 (AE-75)	Single-family residential
West	City of North Las Vegas	C-1 & M-2 (AE-75)	Retail stores, convenience store, & undeveloped

Related Applications

Application Number	Request
ZC-25-0022	A zone change to reclassify parcel 140-07-310-048 from an RS5.2 to an IP is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

The northern parcel 140-07-315-001 of this property was previously approved for a retail sales convenience store with ZC-0215-15. The convenience store is currently under construction and the building is in the framing stage of development. The applicant is proposing to demolish the structure that is currently under construction and replace it with the proposed gasoline station and retail building (convenience store) design. The applicant is proposing to add a second parcel 140-07-310-048 that will increase the area of the development and allow for compliance with some of the Title 30 standards. The 15 foot landscape buffer is provided between this property and adjacent residential uses as required by residential adjacency and buffer standards. The proposed building will be located between the gasoline station and the residential property south and southeast of this development. Policy SM-2.4 of the Master Plan supports essential amenities and encourages development and growth of businesses in Sunrise Manor. Therefore, staff supports these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The site plan shows the required number of trees along Pecos Road and Gowan Road, with a 10 foot wide landscape strip along most of the frontage on these roads. The area without landscaping is adjacent to a large spandrel dedication area for right-of-way and will not impact

the appearance of this site from the street. Ten street trees are provided where 9 trees are required along Gowan Road and Pecos Road. Therefore, staff can support this request.

Waiver of Development Standards #2

The applicant is proposing to keep the existing 6 foot high block walls along the east and south property lines without installing the required 8 foot high decorative walls. The south property line will be adjacent to the back wall of the retail building (convenience store) for the majority of the property width, in addition to street landscaping, and 2 buffer landscape areas. The east property line wall is important to screening existing homes from the gas station use and should be an 8 foot high decorative wall per Code requirements. Staff does not object to the continued use of the 6 foot wall along the south and east property lines.

Waiver of Development Standards #3

The trash enclosure is located 15 feet from the east property line where the previous approved trash enclosure was located 10 feet from the south residential property line. While staff typically does not support a waiver request for a trash enclosure in close proximity to a residential use, the applicant has increased the previously approved separation distance from the adjacent residential use to the east. Therefore, staff recommends approval.

Design Reviews

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

The proposed site design includes 2 points of access with traffic flow through the site with 4 fuel pumps and small canopy area. The previous site plan depicted less landscaping along the street and adjacent to the residential areas. The addition of the south parcel allows for additional buffer landscaping and through access for fuel trucks and vehicle traffic. The scale of the use is appropriate for the area provided for the development. The building design and compliance with sustainability standards is superior to the previous design with materials, roof treatments, siding variety, solar orientation, and entry design. Policy SM-1.3 of the Master Plan supports corridor revitalization with a mixture of compatible in-fill. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Pecos Road and Gowan Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #5

Staff cannot support the reduction in the throat depths for the commercial driveway on Pecos Road and Gowan Road, as drivers entering the site from either driveway will come into conflicts with vehicles leaving the fuel pumps and trying to exit the site from the drive aisles.

Waiver of Development Standards #6

Staff cannot support the reduction in departure and approach distances for both the Pecos Road and Gowan Road commercial driveways. Staff has concerns with the increased traffic in the area with the existing commercial centers and residential traffic creating conflicts with movements from both driveways.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 through #3, and the design reviews; denial of waivers of development standards #4 through #6.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the use permit, waivers of development standards, and design review approved with ZC-0215-15.;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct median on Pecos Road driveway for traffic control.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0042-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RODY YOUSIF

**CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH
STREET, LAS VEGAS, NV 89101**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-07-315-001 and 140-07-310-048

PROPERTY ADDRESS/ CROSS STREETS: 3590 and 3570 N. Pecos

DETAILED SUMMARY PROJECT DESCRIPTION

Convenience store with gas pumps, rezoning of southern parcel to IP Industrial Park pursuant to the Master Plan designation of BE Business Employment.

PROPERTY OWNER INFORMATION

NAME: Platinum Management Group 14 LLC
 ADDRESS: 2820 Saint Dizier Drive
 CITY: Henderson STATE: NV ZIP CODE: 89044
 TELEPHONE: _____ CELL _____ EMAIL: platinummanagementlv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rody Yousif
 ADDRESS: 2820 Saint Dizier Drive
 CITY: Henderson STATE: NV ZIP CODE: 89044 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: Platinummanagementlv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown / Nancy Amundsen
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
 TELEPHONE: 702-598-1410 CELL 702-994-0490 EMAIL: nancya@clarkcountynv.com

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

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

Rody Yousif
 Property Owner (Signature)*

Rody Yousif
 Property Owner (Print)

10/23/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC/WS/DR-25-0023

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 1-8-2025

BCC MEETING DATE 3-5-2025

FEES _____

TAB/CAC LOCATION Sunrise Manor DATE 2-13-2025

APR-24-101292

LAW OFFICE

Brown, Brown & Premsrirut

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

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EMAIL: jbrown@brownlawlv.com

January 6, 2025

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

RE: Justification Letter – Zone Change, Special Use Permit, Waivers of Conditions,
Waivers of Development Standards, Design Review, Vacations
3590 and 3570 N. Pecos Road
APN # 140-07-310-048 and 140-07-315-001

To Whom it May Concern:

This office represents the Applicant/Owner (Applicant) in the above-mentioned matter. The northern parcel was approved in 2015 (ZC-0215-15) for a zone change (to MD which now is IP-Industrial Park) and retail sales as a principal use with various waivers. The zone change was made permanent however the retail sales was subject to several conditions, one being one year to commence and review. Extensions of time were granted for the retail sales as a principal use in 2016, 2018, 2020, and 2023. Currently, the retail sales building is under construction with a May 25, 2025 review date (ET-23-400057).

Applicant purchased the northern parcel in February of 2024 and the southern parcel in October of 2024. This request is to rezone the southern parcel to IP (Industrial Park) consistent with the northern parcel and the Planned Land Use of BE – Business Employment. In addition, Applicant proposes to combine the parcels, demolish the retail building under construction, and reconfigure the site to construct a retail (convenience) store with fuel pumps and a canopy that will have access to both Gowan Road and Pecos Road.

Applicant requests the previous use permit and waiver portions of ZC-0215-15 be expunged with this new application if it is approved. The previous application and subsequent extensions of time were under the previous version of Title 30 in effect prior to January 1, 2024. Applicant understands this application will be reviewed under the current version of Title 30.

Zone Change

UC/WS/DR-25-0023

Applicant requests that APN# 140-07-310-048 be rezoned from RS5.2 to IP (Industrial Park). This is a conforming zone change in the AE-75 Airport Overlay where the existing residential

zoning is not compatible with the Nellis Airport flight patterns pursuant to Table 30.02-7. The requested zoning district is also consistent with those in the City of North Las Vegas across Pecos Road at the intersection.

Special Use Permits

The design does not meet the standards as outlined in Section 30.03.06(B)(4)(i) which would require #1 and #2. Section 30.03.06(G)(9)(i)(a) would be the nexus for #3.

1. Canopy and fuel pumps not 30 feet from the right-of-way line of a section line street (N. Pecos Road) and 20 feet from Gowan Road. The canopy, at its closest point, is approximately 19.6 feet from the right-of-way.
2. Canopy and fuel pumps within 200 feet of an adjacent RS zoning district (approximately 57 feet from the eastern RS zoned property and 119 feet from the southern RS zoned property.)
3. Retail not accessory to a primary use.

Design Review

Retail with gas station and fuel canopy.

Waiver of Development Standards

Reduce throat depth to not meet the minimum requirement of 25 feet (4' 6" on Gowan and 2' 4" on Pecos Roads).

Reduce approach distance to 51' 4" where 150 feet is required per Uniform Standard Drawing 222.1.

Reduce departure distance to 20' 9" where 190 feet is required per Uniform Standard Drawing 222.1.

Waiver of Section 30.04.08(C)(5)(ii)(a) to allow attached sidewalk to remain where a detached sidewalk is required.

Waiver of Section 30.04.03(C)(1)(i) to allow existing 6-foot wall to remain and not construct an 8-foot wall.

Pursuant to Section 30.04.01(E), allow alternative design for landscaping at the intersection of Gowan and Pecos to not impact right-of-way or require non-standard improvements in the right-of-way. Or in the alternative, waive 30.04.01(D)(7)(ii) to allow required 10-foot landscape strip adjacent to attached sidewalk at the intersection to be eliminated as to not impact the existing right-of-way.

Waiver of Section 30.04.06(K) to allow a trash enclosure within 50 feet of adjacent residential district, 15' 6" proposed.

PLANNER
COPY

Justification

The project is proposed on two parcels that are less than 120-foot deep from Pecos Road. The canopy and pumps are proposed to be closer to the rights-of-way to minimize any impact to the neighboring residentially zoned properties. In addition, a dense landscape buffer is being proposed to the east and south adjacent to the residentially zoned parcels.

This area of the County has a unique blend of uses with much of the residential being inconsistent with the Airport Environs as the AE-75 that does not permit any residential use. In addition, the AE-70 approximately 150 feet to the northeast at the closest point, only permits 2 residential units to an acre. To the northwest of the site is M-2 industrial in the City of North Las Vegas and to the west of the site is C-1, also in the City of North Las Vegas.

This use is appropriate for this area which provides a transition between the residential zoning (in the BE land use designation) and the intense industrial to the northwest in an area with a unique mixture of uses.

Thank you for your consideration on this matter,



Nancy Amundsen
Brown, Brown, Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

PLANNING
COPY