



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 29, 2024

6:30pm

## AGENDA

**Note:**

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

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

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

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

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

**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

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 February 15, 2024. (For possible action)
- IV. Approval of the Agenda for February 29, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

## VI. Planning and Zoning

### **02/20/24 PC**

- 1. **WS-23-0626-NARANJO CARMEN A & MARIA V:**  
**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an existing accessory building (storage building) (previously notified as shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS/mh/syp (For possible action)**02/20/24 PC**

### **03/20/24 BCC**

- 2. **ET-24-400009 (ZC-21-0676)-LV LOGISTICS ONE PROPERTY OWNER LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** landscaping; and **2)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** warehouse and distribution center; and **2)** finished grade on 17.6 acres in an IP (Industrial Park) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/rp/ng (For possible action)**03/20/24 BCC**

VII. General Business: None

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

IX. Next Meeting Date: March 14, 2024.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

February 15, 2024

### MINUTES

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Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-EXCUSED Harry Williams-Member– PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the February 1, 2024 Minutes

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

IV. Approval of Agenda for February 15, 2024

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

V. Informational Items: Ms. Martinez informed the board members that election time is here and that No endorsements can be made nor can candidates be placed on the agenda to speak. They were Also informed that if they did not attend the training they need to review & sign the Acknowledgement. Title 30 Virtual Sessions that are open to the public on March 12<sup>th</sup> and April 9<sup>th</sup> at 9:30am. Mr. Williams congratulated Ms. Jordan on her retirement from the County.

# VI. Planning & Zoning

03/05/24 PC

1. **ET-24-400006 (UC-21-0422)-CRYSTALS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a single family attached residential structure.  
**DESIGN REVIEW** for a single family attached structure on 0.1 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the west side of Palm Street, 380 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action)03/05/24 PC

**Moved by: Ms. Cosgrove**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**

03/06/24 BCC

2. **WS-24-0004-ROYCE SHADOW MOUNTAIN VILLAGE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth to a call box in conjunction with a manufactured home park on 30.9 acres in an RS5.2 (Residential Single Family 5.2) Zone. Generally located on the south side of Karen Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/ng (For possible action)03/06/24 BCC

**Moved by: Mr. Williams**  
**Action: Approved with if approved conditions, gate open 8am-6pm & RFID/clicker system be used for gate**  
**Vote: 4-0/Unanimous**

**VII.** General Business: None

**VIII.** Public Comment: None

**IX.** Next Meeting Date: The next regular meeting will be February 29, 2024

**X.** Adjournment  
The meeting was adjourned at 7:08 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0626-NARANJO CARMEN A & MARIA V:**

**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks for an existing accessory building (storage building) (previously notified as shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS/mh/syp (For possible action)

RELATED INFORMATION:

**APN:**

161-03-515-033

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the interior side setback for an existing storage **building** to 2 feet where a minimum of 5 feet is required per Table 30.40-2 (a 60% reduction).
- b. Reduce the **side street (corner)** setback from an existing storage **building** to Darius Street to 6 feet where a minimum of 10 feet is required per Table 30.40-2 and **Section 30.56.040** (a 40% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1400 Key Lime Street
- Site Acreage: 0.2
- Project Type: Accessory building (storage **building**)
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 200

Site Plans

The plans depict an existing 2 story residence that is a total of 2,969 square feet, a 416 square foot existing attached patio cover, a 553 square foot attached garage, and an existing 200 square foot accessory structure that will be used for storage. The accessory building is located on the southeast corner of the site and has a separation of 8 feet from the residence where 6 feet is required per Title 30, a 2 foot interior side setback from the south property line where 5 feet is

required per Title 30, and a 6 foot setback from the street (Darius Street) where 10 feet is required per Title 30. The side and rear yards are enclosed by a 6 foot high CMU wall along the property lines.

Landscaping

There are no proposed or required changes to the landscaping associated with this application.

Elevations

The plans depict a 12 foot high accessory structure with color, finish, and roofing that are compatible with the residence. The structure has 2 doors at the entrance, along with windows on each side.

Floor Plans

The plans depict a 200 square foot open layout that will be used for personal storage.

Applicant's Justification

The applicant states that the accessory structure will be painted to match the residence and complement the colors of other homes in the neighborhood. The applicant adds that the side setback reduction is necessary to allow for proper drainage on the property due to ongoing flooding issues, and that the location of the pool and air conditioning units prevented other parts of the rear yard from being used for the accessory structure. Lastly, the applicant states that the accessory structure will not have adverse effects on adjacent properties and is an improvement for the neighborhood that will increase property values.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-1838-96 (FM-0177-94)	Extension of time request for 2 years to complete off-site improvements	Approved by BCC	December 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

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

CE21-25778 is an active code enforcement case on the property for a violation of the interior side setback requirement and building without a permit.

**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.

Staff reviews waiver of development standards requests to ensure compatibility with the existing developments in the area. Although the accessory building is architecturally compatible with the residence, setbacks help preserve the appeal of a neighborhood as well as mitigate impacts and possible safety issues for the subject property and adjacent properties. The proposed setback reductions are a self-imposed hardship, and the applicant has provided no alternatives to mitigate the potential negative impacts on the surrounding area. 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:

- 1 year to complete the building permit and inspection process **or the application will expire unless extended with an extension of time;**
- Paint the accessory building to match the residence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS: 1 card**

**PLANNING COMMISSION ACTION:** January 16, 2024 – HELD – To 02/20/24 – per Commissioner Kilarski for the applicant to return to the Sunrise Manor Town Board.

**APPLICANT:** MARIA VAZQUEZ

**CONTACT:** GREGORY JOHNSON, 1400 KEY LIME ST, LAS VEGAS, NV 89142

**DRAFT**





# LAND USE APPLICATION

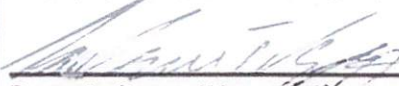
## DEPARTMENT OF COMPREHENSIVE PLANNING

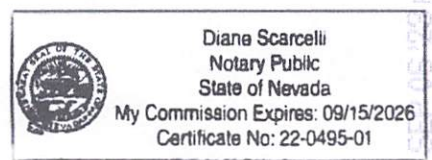
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WIS-23-0626</u> DATE FILED: <u>9/11/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>11-30-23</u> PC MEETING DATE: <u>12-19-23PE</u> BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Maria Vazquez &amp; Carmen A Naranjo</u> ADDRESS: <u>1400 key lime st</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89142</u> TELEPHONE: _____      CELL: <u>702-595-2816</u> E-MAIL: <u>1400keylimest@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Maria Vazquez</u> ADDRESS: <u>1400 key lime st</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89142</u> TELEPHONE: _____      CELL: <u>702-595-2816</u> E-MAIL: <u>1400keylimest@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Gregory Johnson</u> ADDRESS: <u>1400 Key Lime st</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89142</u> TELEPHONE: _____      CELL: <u>702-637-5559</u> E-MAIL: <u>gregory.johnson.jr@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-03-515-033  
 PROPERTY ADDRESS and/or CROSS STREETS: 1400 Key Lime St  
 PROJECT DESCRIPTIC: 10 x 20 Accessory Structure

(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.

 Maria Vazquez  
 Property Owner (Signature)      Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 6-27-23 (DATE)  
 By \* Maria Vazquez \*  
 NOTARY PUBLIC: Diane Scarcelli



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

## Request for Waiver of Development Standards

In support of request for

1400 Key Lime Street, Las Vegas, Nevada 89142

Parcel: 161-03-515-033

### Land Use Request:

1. Waiver of Development Standards: Reduce Side setback to 14 inches where 5 feet per Table 30.40-2 is required
2. Waiver of Development Standards: Reduce Separation to 4 feet 11 inches where 6 feet per table 30.40-2 is required

Our goal is to successfully get a Waiver of Development Standards and move forward with the completion of the accessory structure. We request a waiver of development standards for a 10x20 accessory structure project and to allow the side yard setback to be 14 inches from the southeast property line and reduce separation from the main dwelling unit to 4 feet 11 inches. This waiver will address code enforcement violation CE-21-25778.

### Site Characteristics & Project:

The accessory structure project is a 10x20 portable accessory structure on the Southeast corner of 1400 Key Lime St, Las Vegas, NV 89142. Blue prints were purchased prior to the start of construction, to ensure the building would be constructed with quality and longevity in mind as well as to meet construction codes. The accessory structure will be painted to match the exterior color of the main dwelling unit which also complement the colors of the Southeast neighbor's yard and the rest of the neighborhood. We ensured that the accessory structure (accessory structure) on our single family residential lot did not exceed maximum 200 sq feet or ½ the footprint of our total yard, nor the cumulative area of all accessory buildings exceeded the footprint

of the principal dwelling unit (principal building footprint does not include overhangs, patio covers, or similar structures). The accessory structure is 11 and a half feet tall and does not need electrical wiring. This accessory structure will be used for storing personal property.

#### Justification of Request:

##### 1. Flooding and Drainage Issues in Backyard

Maria Vazquez Naranjo made a significant financial investment of over \$10,000 in the month of October 2021 to address a floodplain that existed in the backyard as well as to add desert landscaping. Installation of round catch basin drains was determined as the best method to reduce flooding. The company determined the placement of these round catch basin drains as the best location to minimize flooding and allow proper drainage.

A portion of the floodplain spans 2-5 feet directly to the north of the accessory structure. This area was sloped in a manner so water could flow to one of the round catch basin drains to minimize future flooding. In order to ensure proper drainage we had to push the side yard setback distance closer to the side yard. We also had to construct the accessory structure base floor about 18 inches above the floodplain. This elevated area created a barrier that channels the water towards the round catch basin drains to allow drainage and reduce flooding in front of the backyard entry gate. We have a Pool on the Northeast side of our property, and 2 A/C units as well as a pool pump on the North side of our property, which kept us from constructing the accessory structure in those locations. We tried to maximize the space in our yard and place the accessory structure where we felt was the best location to balance the floodplain issue while not being too close to the neighbors property line. The flooding issues were the reason why the accessory structure was built at its location and primary reason we are seeking a Waiver of Development Standards and special land use permit to allow the accessory structure to stay in its current location.

## 2. Neighborhood Aesthetics

Placement of the accessory structure does not result in a substantial or under adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites, or rights of way, or other matters affecting the public health, safety, and general welfare of the neighborhood.

## 3. Neighborhood property values

In the existing neighborhood, the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by the improvement. Increased property values will in turn increase the property values of the neighborhood and will directly benefit the Southeast neighbor. The county will also benefit from the increase in property value as the property taxes will increase if the house is sold.

I would like to thank the committee for their consideration and time.

Maria Vazquez

**PUBLIC HEARING**

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

**ET-24-400009 (ZC-21-0676)-LV LOGISTICS ONE PROPERTY OWNER LP:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** landscaping; and **2)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** warehouse and distribution center; and **2)** finished grade on 17.6 acres in an IP (Industrial Park) (AE-65 & AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/rp/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-08-202-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative landscaping with a proposed attached sidewalk adjacent to Las Vegas Boulevard North where landscaping with a detached sidewalk per Figure 30.64-17 is required.
2. Reduce the driveway distance to the property line to 52 feet where a minimum distance of 150 feet is required per Uniform Standard Drawing 222 (a 65% reduction).

**DESIGN REVIEWS:**

1. Warehouse and distribution center.
2. Increase the finished grade to 9.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 216% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 17.6
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 35 (Building 1)/42 (Building 2)
- Square Feet: 64,480 (Building 1)/236,496 (Building 2)/300,976 (total)
- Parking Required/Provided: 217/223

### Site Plans

The approved plans depict a warehouse and distribution center consisting of 2 buildings labeled as Building 1 (northern) and Building 2 (southern) with access from Las Vegas Boulevard North and Marion Drive. The approved plans also depict cross access with the adjacent property to the east APN 140-08-202-006. Parking is located on the north, west, and east sides of the development with depressed loading dock truck aprons located on the east side of Building 1 and the north side of Building 2.

### Landscaping

The approved plans show a 50 foot wide landscape area along Marion Drive with a detached sidewalk and trees with shrubbery located on both sides of the sidewalk. A landscape area is provided along Las Vegas Boulevard North which flanks both sides of the entranceway and includes trees and shrubbery with a portion of the landscaping and attached sidewalk in the Las Vegas Boulevard North right-of-way (NDOT). There is a 40 foot wide intense landscape buffer with 2 rows of trees within an escarpment adjacent to the south property line with an 8 foot high wall. A 17 foot wide landscape area with trees and shrubbery is located along the west property line. Parking lot landscaping is provided throughout the site.

### Elevations

The approved plans show that both buildings will be constructed of concrete tilt-up panels with flat roofs behind parapet walls. The parapet walls will vary in height to break-up the roofline of the buildings. In addition to variations in roof height the exterior walls of the buildings will consist of reveals, pop-outs, metal shade "eyebrows", storefront window and door systems, and color changes to enhance the structures. Building 1 ranges in height between 33 feet and 35 feet. Building 2 ranges in height between 40 feet and 42 feet.

### Floor Plan

The approved plans show that each building will be constructed as a shell building with large open areas that will be divided into lease spaces in the future to meet the requirements of the tenants.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0676:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Cross access easement along the east property line adjacent to APN 140-08-202-006 to be coordinated with the future project to the east;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; that lighting on the south elevation of Building 2 shall be shielded per 30.56; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Marion Drive;
- Provide 2 cross access points for APN 140-08-202-006; one from the south and one from the west;
- Coordinate with Public Works - Kaizad Yazdani for the bridge improvements on Marion Drive;
- Dedicate any right-of-way and easements necessary Marion Drive bridge;
- Coordinate with Public Works-Roads Division and Development Review Division for the required fencing adjacent to the drainage channel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that a Nevada Department of Transportation (NDOT) permit may be required for work in NDOT right-of-way; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### 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 #0217-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant indicates that since the approval of ZC-21-0676, the site work has commenced and is moving forward with the development. The applicant is requesting an extension of time to ensure that this application remains valid. The applicant states that the following permits have been issued: FP22-11-59 (Civil Underground Permit), OCP-010596-2023 (CNLV permit),

BD22-59027 (Early Grading), BD23-01883 (Commercial Electrical, Mechanical, Plumbing Permit), and BD23-36733 (Commercial Plumbing Permit-Offsite).

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-21-0676	Reclassified from an R-E and H-2 to M-D zoning with waivers for landscaping and driveways design standards, and design reviews for a warehouse and distribution center and finished grade	Approved by BCC	January 2022
ZC-0526-08	Reclassified 17.6 acres to M-D zoning - expired	Approved by BCC	July 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning (Overlay)	District	Existing Land Use
North	Business Employment	IP (AE-65)		Undeveloped
South	Business Employment	RS5.2 (AE-70)		Single family residential
East	Business Employment	IP (AE-65 & AE-70), RM18 (AE-70), RS5.2 (AE-70)		Distribution center, single family residential & undeveloped, and multiple family residential
West	Business Employment	IL (AE-65 & AE-70)		Warehouse distribution center

**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.

Since the original approval, a drainage study and traffic study were approved, an off-site improvement permit was issued, and building permits for construction of both buildings were issued. Work has commenced on the site, but staff understands the applicant’s desire to request more time for this application in case something happens and they are not diligently able to pursue completion of the project.



**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until January 19, 2026, to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LV LOGISTICS ONE PROPERTY OWNER LP

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