



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 2, 2023

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
 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; William Covington, William.covington@clarkcountynv.gov; Anthony Manora: 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

BOARD OF COUNTY COMMISSIONERS

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

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 February 16, 2023. (For possible action)
- IV. Approval of the Agenda for March 2, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
03/08/23 BCC

- 1. **ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:**
ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: **1)** warehouse facility; and **2)** finished grade. Generally located on the south side of Las Vegas Boulevard North and approximately 550-feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)03/08/23 BCC

03/21/23 PC

- 2. **NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** allow access to a local street; **3)** allow modified driveway design standards; and **4)** allow modified street standards.
DESIGN REVIEW for a proposed multiple family development. Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/syp (For possible action)03/21/23 PC
- 3. **PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.1 acres. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)03/21/23PC
- 4. **ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
ZONE CHANGE to reclassify 2.1 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)03/21/23 PC
- 5. **WS-23-0024-DEPAUL HOLDINGS:**
WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure 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 Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)03/21/23 PC

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KEVIN SCHILLER, County Manager

03/22/23 BCC

6. **VS-23-0009-RA PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Cecile Avenue, and between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/al/syp (For possible action) **03/22/23 BCC**
7. **WS-23-0008-RA PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** a distribution and warehouse facility; **2)** alternative parking lot landscaping; and **3)** finished grade on 7.1 acres in an M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone. Generally located on the south side of Cheyenne Avenue and the east side of Lamb Boulevard within Sunrise Manor. MK/al/syp (For possible action) **03/22/23 BCC**
8. **WS-23-0022-MONTES JOSE ISRAEL:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a future single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/al/syp (For possible action) **03/22/23 BCC**
9. **WS-23-0035-RG NELLIS NV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** increase building height.
DESIGN REVIEW for finished grade on 6.2 acres in conjunction with an approved distribution center in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/syp (For possible action) **03/22/23 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 16, 2023.

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>

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

February 16, 2023

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-EXCUSED Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Javier Rivera	

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 2, 2023 Minutes

Moved by: Ms. Cosgrove
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for February 16, 2023

Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. **Planning & Zoning**

02/21/23 PC

1. **WS-22-0665-NP BOULDER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative exterior materials.
DESIGN REVIEW for a medical office building on 5.7 acres in a C-2 (General Commercial) Zone. Generally located on the northeast side of Boulder Highway, 1,600 feet northwest of Lamb Boulevard within Sunrise Manor. TS/hw/ja
(For possible action) 02/07/23PC

Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 2-1

03/07/23 PC

1. **VS-23-0001-CASTILLO, JUAN JR.:**
VACATE AND ABANDON a portion of a right-of-way being Beach Shore Court located between Mountain Vista Street and Aloha Avenue within Sunrise Manor (description on file). TS/hw/syp (For possible action) 03/07/23 PC

Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/unanimous

03/08/23 BCC

2. **UC-23-0003-CHURCH ASSEMBLY GOD KOREAN:**
USE PERMITS for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/md/syp (For possible action) 03/08/23 BCC

Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/unanimous

VII. General Business:None

VIII. Public Comment: A neighbor commented that he lives near the proposed "Tech School" & was Not notified. Another neighbor said that even if NO PARKING signs are posted at schools "it Does no good".

IX. Next Meeting Date: The next regular meeting will be March 2, 2023

X. Adjournment
The meeting was adjourned at 7:58pm

03/08/23 BCC AGENDA SHEET

WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD N/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:

ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.

WAIVER OF DEVELOPMENT STANDARDS for landscaping.

DESIGN REVIEWS for the following: **1)** warehouse facility; and **2)** finished grade.

Generally located on the south side of Las Vegas Boulevard North and approximately 550-feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-07-702-005; 140-07-702-006; 140-07-702-009; 140-07-802-001; 140-07-802-012

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking lot landscaping where required per Figure 30.64-14.
- b. Eliminate landscaping adjacent to a less intense use where landscaping is required per Figure 30.64-11.

DESIGN REVIEWS:

1. Warehouse facility.
2. Increase finished grade to 69 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 92% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.5
- Project Type: Warehouse facility
- Building Height (feet): 42
- Square Feet: 217,700

- Parking Required/Provided: 109/109

Request

The plans depict a proposed 217,700 square foot warehouse facility on 4 separate parcels with a zone change from the existing H-2, C-2, and R-T zones to an M-D (Design Manufacturing) zone. The Applicant is proposing a conforming zone change to M-D zoning to allow a warehouse industrial project on the site. A manufactured home park, constructed in 1958, exists on a portion of the site. A residential impact statement, as defined per Section 30.16.240, has been submitted by the applicant to address replacement housing needs for those tenants.

Per the residential impact statement, VWP Vegas Blvd Owner, LLC held a neighborhood meeting with the private homeowners and tenants of the manufactured home park to discuss the proposed conforming zone change. At this neighborhood meeting, the homeowners and tenants were informed that VWP was under contract to purchase APNs 140-07-702-005; 140-07-702-006; 140-07-702-009; 140-07-802-001; 140-07-802-012. These APNs were known as American Campground located at 3440 North Las Vegas Boulevard, Las Vegas, and Van's Trailer Oasis located at 3610 North Las Vegas Boulevard. American Campground was a campground & recreational vehicle park and Van's Trailer Oasis was a manufactured home park. At the meeting, the homeowners and tenants were advised of the regulations for the redevelopment of manufactured home parks per NRS 118B and the incentives for the residents currently living in the park.

As part of the process for NRS 118B, residents and tenants were notified of the sale of these properties to VWP and were provided with a list of nearby manufactured home parks for possible relocation. According to the applicant's residential impact statement the tenants that were leasing homes were on month-to-month leases and have since moved. A chart has been submitted that indicates privately owned recreational vehicles and manufactured home parks and how much the owners were paid.

Site Plan

The proposed project includes a 217,700 square foot warehouse building on the center of the site with truck access points on the north and south ends of the site from Las Vegas Boulevard North. Drive aisles are located on each side of the building connecting the access points to the rear of the building. All of the 36 loading docks are faced to the southeast so they cannot be seen from Las Vegas Boulevard North with the potential office space along the western frontage of the building. In the center of the site there is a third vehicle access point for automobiles from Las Vegas Boulevard North visiting the office space. The parking requirements have been met with 109 parking spaces provided along the front and sides of the building, where 109 parking spaces are required. Additionally, there are 57 trailer parking spaces.

Landscaping

The plans depict landscaping along Las Vegas Boulevard North adjacent to an existing attached sidewalk, and additional landscaping shown throughout the site. However, the applicant is requesting a waiver to eliminate all required landscape islands along the eastern property line. Landscaping will include mesquite trees, acacia trees and desert willow trees along with shrubs

and groundcover throughout the site. A waiver of development standards is also part of this application to address landscaping adjacent to an existing manufactured home park to the west.

Elevations

The plans depict a warehouse building that will be 42 feet in height with concrete tilt-up panels with tempered glazed doors, glass windows, and metal canopies. The color scheme will include neutral colors.

Floor Plans

The plans depict a warehouse facility at 217,700 square feet with an open floor plan for merchandise storage and packaging with 36 dock doors that face away from the right-of-way and faces east.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the elimination of landscape island fingers along the eastern side of the site is to allow for safer truck maneuvers within the site and to reduce hazards associated with truck parking. The truck activity is on the east side and any landscaping will likely be destroyed. The applicant states the eastern property line is not visible from the street because the building will block the line of sight, so it makes sense to waive the landscaping in this area. In addition, an increase in grade is proposed due to drainage issues.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Distribution center
South	Business Employment	M-1	Warehouse facility
East	Business Employment	C-2 & H-2	Outside storage & RV park
West	Business Employment	H-2	Manufactured home park

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

Staff can support this request as many of the surrounding properties are currently zoned for manufacturing uses, including M-D zoning. The site and the entire area is master planned as Business Employment, which supports an M-D zoning. Likewise, this application is eliminating an existing nonconforming residential use impacted by Airport Environs and replacing it with an M-D zone to allow for industrial uses. In addition, the applicant has met with homeowners and tenants and complies with NRS regulations to assist with their relocation. As a result, staff

believes this request will have minimal impacts on the surrounding area; thus, staff can support this request.

Waiver of Development Standards

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

Waiver of Development Standards #1a

Typically staff does not support waivers to landscaping; however, staff can support this request as the parking area in this immediate location involves truck maneuvering about to access the docking area for pick-up and drop-off of products. There is also a landscaped area on the northeast corner of the site which will provide additional shade to the area. Therefore, staff can support this request.

Waiver of Development Standards #1b

Generally, staff does not support waivers for reduction to, or elimination of, a landscape buffer adjacent to residential uses. Review of the immediate area to the west is an existing nonconforming manufactured home park which also allows recreational vehicles to stay in the H-2 zone. The majority of the property adjacent to the site shows recreational vehicle use, which is a transient use. Since the manufactured home park is not predominantly for permanent living along the common property line, staff can support this request.

Design Review #1

Review of the plans shows a standard warehouse facility similar to those to the north and south with docking and loading areas out of sight from the right-of-way. The plans show adequate internal circulation by way of a proposed 24 foot wide drive aisle that will direct trucks to the rear where the docking and loading areas are provided. No residential uses exist to the immediate south or east that would be affected by the loading docks and proposed truck parking. The parking requirements have been met with 109 parking spaces provided where 109 parking spaces are required. Additionally, there are 57 trailer parking spaces and ample parking on-site to avoid traffic and parking congestion; therefore, staff can support this design review.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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; 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 waiver 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.
- Applicant is advised 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0023-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VWP VEGAS BLVD OWNER LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

03/21/23 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

TONOPAH AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:

ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.

DESIGN REVIEW for a proposed multiple family development.

Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-302-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative street landscaping including an attached sidewalk adjacent to Walnut Road where landscaping and a detached sidewalk are required per Section 30.64.030 and Figure 30.64-17.
2. Allow access to a local street (Tonopah Avenue) where access to a local street is not permitted per Table 30.56-2.
3.
 - a. Reduce throat depth to 39 feet for a driveway along Walnut Road where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 48% reduction).
 - b. Reduce throat depth to 7 feet for a driveway along Tonopah Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 90.1% reduction).
4. Reduce the departure distance from the intersection of Tonopah Avenue and Walnut Road for a driveway located along Tonopah Avenue to 119 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 37.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1851 N. Walnut Road
- Site Acreage: 1.93
- Number of Units: 48
- Density (du/ac): 24.9
- Project Type: Multiple family development
- Number of Stories: 2 & 3
- Building Height (feet): 35
- Square Feet: 25,576 (Building A)/21,007 (Building B)
- Open Space Required/Provided: 4,800/7,852
- Parking Required/Provided: 94/106

Neighborhood Meeting Summary

This is a request for a nonconforming zone change to reclassify 1.93 acres from an R-T zoning district to an R-4 zoning district to allow a multiple family residential development. The applicant conducted a neighborhood meeting on November 2, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. No neighbors attended the meeting; however, the applicant received 1 letter in support and 1 letter in opposition to the project. The letter of opposition expressed concern with increased criminal activity in the immediate area and the turnover rate of tenants within multiple family developments.

Site Plans

The plans depict a proposed multiple family residential development consisting of 2 buildings featuring a total of 48 dwelling units with a density of 24.9 dwelling units per acre. Building A is oriented in an east/west direction along the north portion of the site and is designed with the following setbacks: 1) 20 feet from the east property line adjacent to Walnut Road; 2) 5 feet from the north property line; 3) 78.5 feet from the southeast property line and 380 feet from the southwest along Tonopah Avenue; and 4) 32 feet from the west property line. Building B is oriented in a north/south direction along the west portion of the site and is designed with the following setbacks: 1) 76 feet from the east property line; 2) 132.5 feet from the north property line; 3) 69.5 feet from the south property line adjacent to Tonopah Avenue; and 4) 48.5 feet from the west property line. Access to the site is granted via proposed driveways adjacent to Walnut Road and Tonopah Avenue. A waiver of development standards is required for access to the local street, Tonopah Avenue. Throat depths of 39 feet and 7 feet are proposed for the driveways along Walnut Road and Tonopah Avenue, respectively, necessitating a waiver of development standards to reduce throat depth. A second waiver of development standards is required to reduce the departure distance from the intersection of Tonopah Avenue and Walnut Road for a driveway located along Tonopah Avenue to 119 feet. The proposed development requires 94 parking spaces where 106 parking spaces are required. The parking spaces are located along the west property line, south of Building A and east of Building B.

Landscaping

The plans depict a landscape area measuring 6 feet in width behind a 5 foot wide attached sidewalk adjacent to Tonopah Avenue and Walnut Road. A proposed 6 foot high decorative wrought iron fence is located behind the street landscape areas. The street landscape area consists of trees, shrubs, and groundcover. A waiver of development standards is required to permit an attached sidewalk along Walnut Road. A 5.5 foot wide landscape strip, consisting of 24 inch box large Evergreen trees, is provided along the east and west property lines of the site. The development requires 4,800 square feet of open space where 7,852 square feet of open space is provided. The open space consists of the following: 1) 4,856 square feet of surface area, which includes outdoor seating areas; and 2) 2,832 square feet of balcony area distributed over 48 units.

Elevations

The plans depict two, 2 and 3 story multiple family buildings with varying rooflines measuring between 22 feet to 35 feet in height to the top of the parapet wall. The buildings consist of a stucco exterior with aluminum windows. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The buildings will be painted with a contrasting color scheme consisting of dark and light gray.

Floor Plans

The plans depict 2 multiple family Buildings A and B, featuring 26 and 22, two bedroom units, respectively.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a 6 foot wide landscape area with a 6 foot high wrought iron fence will be provided in lieu of the detached sidewalk, located at the northeast corner of the site adjacent to Walnut Road. The applicant indicates that providing the required throat depth of 75 feet would have a negative impact on the parking lot serving the development. The applicant states they are only able to provide 119 feet of departure distance without affecting the flow of traffic within the site. The proposed multiple family development will help supply the high housing demand throughout the valley and complement the existing residential area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-00	Reclassified the project site from T-C to R-T zoning for a future development	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-T & R-3	Multiple family residential, manufactured home park, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant states the current land use designation for this site is Compact Neighborhood (up to 18 du/ac). This Master Plan land use designation is intended for multiple family residential development. Taking into account that even though the site is zoned as R-T, the planned land use is for multiple family development; therefore, a zone change to R-4 would not be a major deviation from the current planned land use.

Immediately to the north of the proposed development is an existing multiple family development zoned R-4. To the west of the project site, and to the south across Tonopah Avenue are existing single family residential developments zoned R-T. Immediately to the east of the site is an existing multiple family building with 4 units zoned R-3. Farther to the east of the project site, across Walnut Road, is an existing manufactured home park zoned R-T and an existing multiple family development zoned R-3. Due to an increase in demand for multiple family housing options within unincorporated Clark County, including Sunrise Manor, staff finds the proposed nonconforming zone boundary amendment is appropriate.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates the developed parcels in the surrounding area have similar zoning and planned land uses. The parcel directly to the north is zoned as R-4. The parcel to the south is zoned as R-3.

Immediately to the north of the proposed development is an existing multiple family development zoned R-4 with a density of 19.3 dwelling units per acre with a planned land use of Urban Neighborhood. To the west of the project site, and to the south across Tonopah Avenue are existing single family residential developments zoned R-T with densities of 6.5 dwelling units per acre and a planned land use of Mid-Intensity Suburban Neighborhood. To the east of the project site is an existing 4 unit multiple family development zoned R-3 with a planned land use of Compact Neighborhood. Farther to the east of the project site, across Walnut Road, is an existing manufactured home park zoned R-T and an existing multiple family development zoned R-3 with planned land uses of Mid-Intensity Suburban Neighborhood and Compact Neighborhood, respectively. The proposed R-4 zoning is compatible with the density and intensity of the existing and planned land uses in the area, and with the R-4 zoning immediately to the north of the project site. Furthermore, the multiple family development should provide an appropriate transition from the R-T zoned single family residential development to the west and the R-T and R-3 zoned single family and multiple family developments to the east, across Walnut Road.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

According to the applicant, the proposed nonconforming zone change will not result in any additional impacts on surrounding infrastructure not already contemplated for the area. Multiple family residential developments tend to not effect schools since families with children tend to favor single family residential. The open area provided within the site will minimize the impact on Clark County recreational facilities.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 7 additional elementary school students, 4 middle school students, and 4 high school students. Furthermore, the school district has indicated Cortez Elementary School and Monaco Middle School are currently 186 and 461 students under capacity, respectively. The school district has indicated that Desert Pines High School is over capacity by 674 students.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states the proposed R-4 zoning district and multiple family development conforms to the following Countywide Goals and Policies: 1) Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities; 2) Policy 1.1.2: Housing Access: Concentrate higher density housing in areas with access to existing or planned high frequency transit, major employment centers, existing infrastructure, and other services; 3) Goal 1.4: Invest in and care for established neighborhoods; 4) Policy 1.4.4: In-fill and Redevelopment: Encourage in-fill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area; 5) Goal SM-1: Encourage reinvestment in established areas of Sunrise Manor; and 6) Policy SM-1.1: Neighborhood

Revitalization: Encourage reinvestment and revitalization of older neighborhoods in Sunrise Manor that are compatible with existing development. The applicant indicates R-4 zoning provides high density multiple family living as an alternative lifestyle to single family homes. The multiple family development is being proposed on a vacant parcel in an established neighborhood. Furthermore, the multiple family development would be an additional housing option in the neighborhood that currently offers mobile homes, single family homes, and lower density multiple family residential.

Staff finds the proposed nonconforming zone change complies with multiple goals and policies from the Master Plan, including the following: 1) providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities; 2) encouraging in-fill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area; 3) encouraging reinvestment in established areas of Sunrise Manor; and 4) encouraging reinvestment and revitalization of older neighborhoods in Sunrise Manor that are compatible with existing developments.

Summary

Zone Change

Staff finds the proposed R-4 zoning is compatible with the density and intensity of the surrounding development and planned uses. Utility purveyors have not indicated that the zoning would negatively impact public facilities and services, and the proposed zoning complies with goals and policies in the Master Plan; therefore, staff can support the nonconforming zone boundary amendment to R-4 zoning.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff has no objection to the alternative street landscaping proposed at the northeast corner of the site, adjacent to Walnut Road. The proposed attached sidewalk, that is 47 linear feet in length, will connect to an existing attached sidewalk immediately to the north of the site. The 6 foot wide street landscape area, with a 6 foot high decorative wrought iron fence located behind the landscaping, is an acceptable alternative and should not impact the surrounding properties. Therefore, staff recommends approval.

Waiver of Development Standards #2

Staff has no objection to permitting access to the local street, Tonopah Avenue. Access to the local street provides better on-site circulation for the multiple family development, in addition to providing a second point of access for emergency personnel. Staff finds that providing access to

the local street should have minimal impact on the surrounding land uses and properties; therefore, recommends approval.

Design Review

Staff finds the proposed multiple family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. An existing private street measuring 37 feet in width to the west, in addition to the proposed multiple family building setbacks, should provide an appropriate buffer between the existing single family residential development and the multiple family buildings. The proposed development is consistent and compatible with the multiple family development to the north and east. Policy 6.2.2 encourages the use of sustainable site design and development practices in new construction projects. The landscape plan for the site has been designed to incorporate multiple species of recommended trees, shrubs, and groundcover from the Southern Nevada Water Authority Regional Plant List. Furthermore, the buildings include off-set surface planes and parapet walls along the roofline at various heights. Therefore, staff recommends approval.

Public Works - Development Review

Wavier of Development Standards #3

Although the throat depth at each driveway does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Wavier of Development Standards #4

Staff has no objection to the reduced departure distance for the Tonopah Avenue driveway. Staff finds that the location of the driveway will allow vehicles to safely access the site, as Tonopah Avenue ends to the west of the site.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 19, 2023 at 9:00 a.m., unless otherwise announced.

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

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application

for a master plan amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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.

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 #0044-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KRED INVESTMENTS, LLC

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230, HENDERSON, NV 89052

03/21/23 PC AGENDA SHEET

OUTSIDE STORAGE YARD
(TITLE 30)

INDUSTRY CENTER DR/INDUSTRY PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.1 acres.

Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)

RELATED INFORMATION:

APN:

140-05-110-022

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4680 Industry Center Drive
- Site Acreage: 2.1
- Project Type: Outside storage yard with storage containers

Applicant's Justification

The applicant indicates that the existing outside storage uses and operations will remain. The applicant further states the proposed amendment is appropriate because outside storage is compatible with the character and condition of the area because there are other industrial uses in the area. The applicant states that the existing business, United Rentals, intends to remain in operation on the site and continue existing outside storage uses.

Prior Land Use Request

Application Number	Request	Action	Date
ZC-0008-98	Reclassified this site and other areas to the south and west (total of 86 acres) to M-D and M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Nellis Air Force Base	P-F	Nellis Air Force Base housing
South	Business Employment	M-D	Warehouse building with vehicle parking behind the building
West	Business Employment	M-1	Warehouse complex

Related Application

Application Number	Request
ZC-23-0026	A zone change to reclassify 2.1 acres from M-D to M-1 zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Industrial Employment is identified in the Master Plan with the following characteristics:

Primary Land Uses

- Manufacturing and heavy industry.

Characteristics

- Provides opportunities for high-intensity industrial and manufacturing activities that are undesirable to adjacent land uses.
- Operations may include towers and the use of heavy equipment.
- Not suitable for pedestrian or bicycle access.

Plan Amendment

The current uses in the surrounding area to the west are warehouses, offices, service commercial, and other professional services. To the north and east are existing residential uses in conjunction with the Nellis Air Force Base. Policy 1.4.5 of the Master Plan aims to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed next to existing or planned residential neighborhoods. The site abuts a residential neighborhood within the Nellis Air Force Base and increasing the intensity of the land use designation from Business Employment to Industrial Employment could negatively impact buffers for impacts from the business employment uses or light industrial uses on the residential neighborhood. ZC-0008-98 was approved with a reduction to M-D zoning to buffer the residential uses to the east and north of this site, extending to Craig Road approximately 2,000 feet to the south of this site. This buffer has been in place for over 20 years and the intent to protect residences has been functionally effective during that time.

Staff is concerned about the potential precedent that would be created by reclassifying the Land Use Designation of this site to Industrial Employment. This could lead to a conforming zone change to M-2 Industrial District, generally described in Title 30.40.250 as the following: "The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities." Many of these potential uses would be detrimental to residents located as close as 25 feet from the east property line of this site. Policy SM-5.3 of the Master Plan encourages development patterns and standards to be compatible with the continuing operation of the Nellis Air Force Base. Changing the land use designation from Business Employment to Industrial Employment would allow more intense industrial uses, including the potential for dense outside storage of materials and equipment adjoining the Nellis Air Force Base. In particular, the outside storage visible from the Nellis Air Force Base residential neighborhoods, is not appropriate for this location and may result in compatibility or operational issues for the Nellis Air Force Base. Therefore, staff does not support this request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 19, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

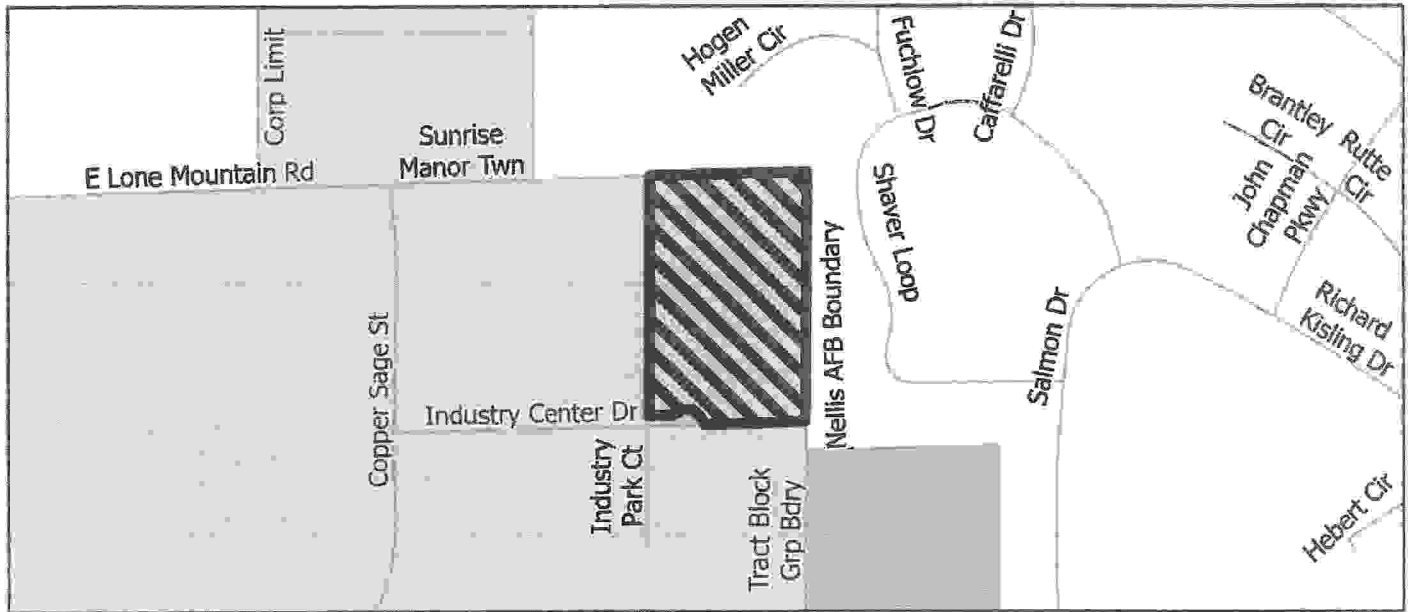
APPROVALS:

PROTEST:

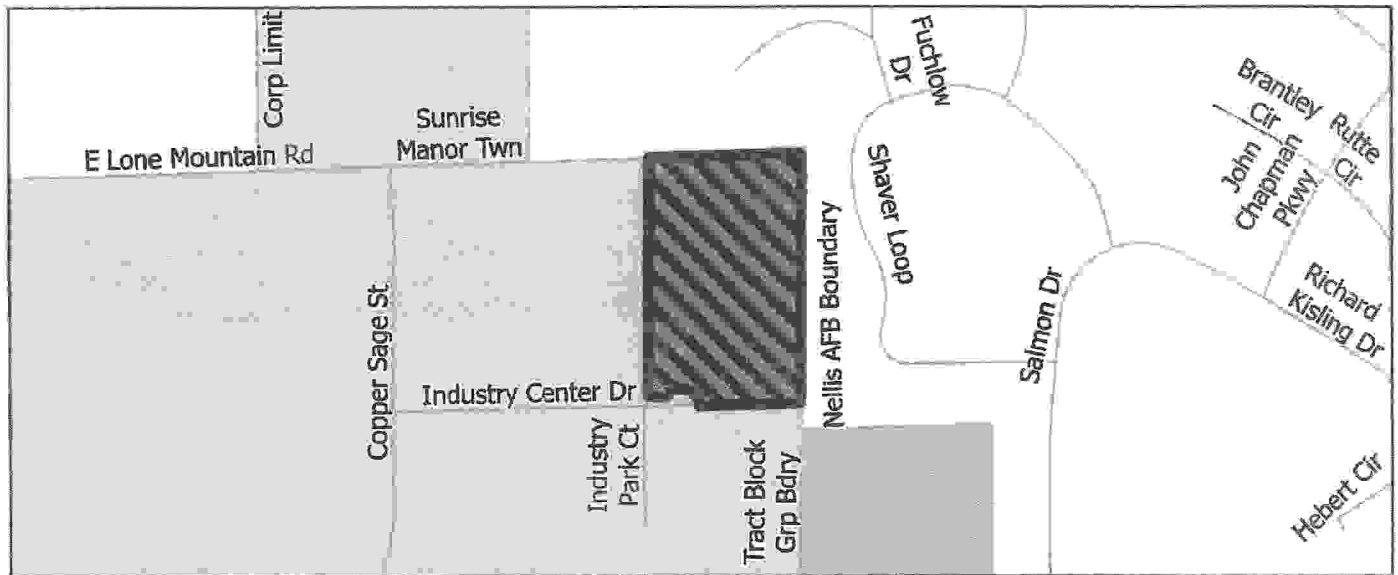
APPLICANT: ARDE SHIRAZI

CONTACT: ARDE SHIRAZI, TWINSTEPS ARCHITECTURE, 18872 MACARTHUR BOULEVARD, SUITE 100, IRVINE, CA 92612

Planned Land Use Amendment PA-23-700002



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

- Planning Areas

Requested Area To Change

DRAFT

Sunrise Manor
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



03/21/23 PC AGENDA SHEET

OUTSIDE STORAGE YARD
(TITLE 30)

INDUSTRY CENTER DR/INDUSTRY PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:

ZONE CHANGE to reclassify 2.1 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-110-022

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4680 Industry Center Drive
- Site Acreage: 2.1
- Project Type: Outside storage yard with storage containers
- Parking Required/Provided: 8/8

Site Plan

This application is a zone boundary amendment to reclassify the property from M-D to M-1 zoning. This request is strictly for a zone boundary amendment, as the site layout and design are not intended to change on the property. Currently the site has been functioning as an outside storage yard without proper zoning entitlements. A site plan was provided to show truck maneuverability throughout the site. The property mainly consists of cargo containers that are used for storage of construction equipment and tools. There is an existing 2,280 square foot office on-site along with a trailer and shed that are behind the office building. Access to the site is provided via a driveway at the end of Industry Center Drive to the south. The site is adjacent to Nellis Air Force Base housing to the east and north with M-D zoning to the south and M-1 zoning to the west.

Landscaping

Along the cul-de-sac of Industry Center Drive existing landscaping is to remain. The landscape planter is approximately 5 feet in width which sits in front of a security screen wall with high voltage wire. The landscape materials include shrubs and groundcover.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates United Rentals is a construction equipment and tool rental company that provides many other services throughout the nation for numerous general contractors and construction job sites. United Rentals will be purchasing the existing property mentioned above and taking over the existing business and its operations. All existing business operations will remain the same without changes. The applicant further states the zone boundary amendment from M-D to M-1 zoning is compatible with the character and condition of the area. There will be no site improvement, just a zone change request to M-1 for outside storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0008-98	Reclassified this site and other areas to the south and west (total of 86 acres) to M-D and M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Nellis Air Force Base	P-F	Nellis Air Force Base housing
South	Business Employment	M-D	Warehouse building with vehicle parking behind the building
West	Business Employment	M-1	Warehouse complex

Related Applications

Application Number	Request
PA-23-700002	Plan Amendment to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE) 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

Comprehensive Planning

There is a concurrent Plan Amendment application to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE). Staff is concerned about the potential precedent that would be created by reclassifying the zoning and planned land use to more intense industrial use. This could lead to a conforming zone change to M-2, generally described in Title 30.40.250 as the following: "The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities." Additionally, ZC-0008-98 was approved with a reduction from M-1 to M-D zoning, extending to Craig Road approximately 2,000 feet to the south of this site, to provide a buffer between the residential uses to the east and the more intense industrial uses to the west. This buffer has been in place for over 20 years and the intent to protect residences has been functionally effective during that time. Therefore, staff cannot support this zone boundary amendment request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 19, 2023, at 9:00 a.m., unless otherwise announced.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUSANO URENO

CONTACT: SUSANO URENO, TWINSTEPS ARCHITECTURE, 18872 MACARTHUR BOULEVARD, SUITE 100, IRVINE, CA 92612

DRAFT

03/21/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

LAKE MEAD BLVD/PASADENA BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0024-DEPAUL HOLDINGS:

WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure 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 Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-22-310-028

WAIVER OF DEVELOPMENT STANDARDS:

Increase height for a detached accessory structure to 24 feet where 14 feet is allowed per Table 30.40-2 (a 71% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1942 Pasadena Boulevard
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Building Height (feet): 24
- Square Feet: 437

Site Plans

The plans depict a single family residence centrally located on the site with an existing detached accessory structure (casita) located in the rear yard, in the northeast corner of the lot. The accessory structure is 5 feet from both the rear and side property lines and over 6 feet from the residence.

Landscaping

There are no proposed or required changes to on-site landscaping.

Elevations

The detached accessory structure is 24 feet tall and constructed with stucco siding and painted exterior to match the residence in both colors and architecture. The south elevation shows a door and windows and the other side exteriors with windows. The plans also depict windows on the second floor and must be opaque per Code.

Floor Plans

The plans depict a detached accessory structure at 437 square feet. The first floor plans depict an open floor area like a garage with a closet or storage room with stairs leading up to the second floor. The plans depict the second floor plan with a closet, bathroom and shower, and storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states in June 2022 they purchased their property and acquired the property in its current state with the detached accessory structures in place. The height of the detached accessory structure is the subject of the waiver and states the adjacent property has an RV detached parking structure. The applicants also state that they are removing another detached structure in the backyard that will be used for gardening.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-22492 is an active zoning violation for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Although the detached accessory structure is architecturally compatible with the residence, staff typically does not support accessory structures that exceed the maximum height. The maximum height for accessory structures is 14 feet in the R-1 zoning district and is intended to maintain an orderly and uniform streetscape and to ensure compatibility with existing and planned surrounding uses. Staff finds that the increase in height of the accessory structure to 24 feet, where 14 feet is the maximum will have the potential to be a negative impact on the surrounding properties; therefore, staff recommends denial.

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 this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the shade structures are not part of this application, as the applicant will remove the structures; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICKEY GRIFFIN

**CONTACT: MICKEY GRIFFIN, 2550 S. RAINBOW BOULEVARD #225, LAS VEGAS,
NV 89146**

DRAFT

03/22/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0009-RA PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Cecile Avenue, and between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/al/syp (For possible action)

RELATED INFORMATION:

APN:
140-17-110-002

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is proposing to develop the site as a distribution and warehouse facility. The request is to vacate public access easements located along Lamb Boulevard and Cheyenne Avenue that were dedicated at the locations of driveways for a previously approved office/warehouse development that was not constructed. The proposed driveway locations for the distribution and warehouse facility do not align with the existing easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0559-05	A cell tower located on the southeastern corner of the site	Approved by ZA	June 2005
ZC-1125-96	Reclassified the site to an M-1 zoning for an office/warehouse facility	Approved by BCC	September 1996

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Undeveloped
South	Business Employment	M-1	Distribution facility
East	Business Employment	M-1	Outside storage yard
West	Business Employment	C-2, M-D & M-1	Convenience store with gasoline station, distribution facility, & undeveloped

Related Applications

Application Number	Request
WS-23-0008	A waiver of development standards for a distribution and warehouse facility 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 driveway easements that are not necessary for site, drainage, or roadway development.

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

Public Works - Development Review

- Grant new easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RG 3102 N. LAMB, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135

DRAFT

03/22/23 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0008-RA PLAZA, LLC;

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) a distribution and warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 7.1 acres in an M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone.

Generally located on the south side of Cheyenne Avenue and the east side of Lamb Boulevard within Sunrise Manor. MK/al/syp (For possible action)

RELATED INFORMATION:

APN:
140-17-110-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to a maximum of 20 feet (8 foot screen wall with a maximum 12 foot retaining wall) where a maximum wall height of 13 feet (10 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 53.8% increase)

DESIGN REVIEWS:

1. A distribution and warehouse facility
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade by 132 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 266.7% increase)

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3102 N. Lamb Boulevard
- Site Acreage: 7.1
- Project Type: Distribution/warehouse facility
- Number of Stories: 1

- Building Height (feet): 43
- Square Feet: 145,630
- Parking Required/Provided: 167/168

Site Plan

The plan depicts a distribution and warehouse facility consisting of 2 buildings. The plan shows access is provided to the site by 4 driveways with 1 existing driveway and 1 proposed driveway on Cheyenne Avenue, and 2 proposed driveways on Lamb Boulevard. The existing driveway on Cheyenne Avenue is shared with a convenience store and gasoline station on the adjacent parcel to the north and west of the site. The larger of the 2 buildings is the distribution building located on the southern portion of the site and the smaller warehouse building is located on the northern portion. The loading spaces for the distribution building are located on the south side of the building and not visible from the streets. The loading spaces for the warehouse building are located on the east side of the building and also not visible from the streets. Parking for the warehouse is located along the east and west sides of the building and along the eastern property line. Parking for the distribution facility is located along the north and east sides of the building and along the southern property line. The plans indicate the highest retaining walls will be located along the eastern property line adjacent to an outside storage yard.

Landscaping

There are existing attached sidewalks located along Cheyenne Avenue and Lamb Boulevard. Along these streets the plans depict minimum 21 foot wide landscape area consisting of trees, shrubs, and groundcover. Other landscape areas consisting of trees, shrubs, and ground cover are located within the parking areas, along the drive aisles, and adjacent to the building. There are parking areas for each building that are located in close proximity to the loading spaces that do not have landscape fingers or islands as required by Figure 30.64-14. The trees that would be required for these parking spaces are being provided at other locations on the site.

Elevations

Both buildings are 1 story with a flat roof behind parapet walls and will be painted in earth tone colors. The distribution building has a maximum height of 43 feet and the warehouse building a maximum height of 41 feet. Both buildings are constructed of concrete tilt-up panels with variations in the heights of the parapet walls to break-up the roofline. Each building also has recessed areas to break-up the horizontal surfaces of the walls. Aluminum and glass store fronts will be located at the entrances to the office areas.

Floor Plans

The plans depict a total building area of 145,630 square feet divided between the distribution building and warehouse building. The distribution building has an area of 104,440 square feet and the warehouse building has an area of 41,190 square feet. The buildings will be constructed as shells and the interiors will be completed later to satisfy the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility is consistent and compatible with the existing development in the area. The increased finished grade and increased retaining wall heights are necessary to balance out the site and provide proper drainage. The alternative parking lot landscaping is for parking areas in close proximity to the loading spaces to eliminate trees from these areas that may cause conflicts with trucks maneuvering into the loading spaces. The number of trees that are required for these parking spaces are being provided at other locations within the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0559-05	A cell tower located on the southeastern corner of the site	Approved by ZA	June 2005
ZC-1125-96	Reclassified the site to an M-1 zoning for an office/warehouse facility	Approved by BCC	September 1996

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Undeveloped
South	Business Employment	M-1	Distribution facility
East	Business Employment	M-1	Outside storage yard
West	Business Employment	C-2, M-D & M-1	Convenience store with gasoline station, distribution facility, & undeveloped

Related Applications

Application Number	Request
VS-23-0009	A request to vacate and abandon easements 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

Comprehensive Planning

Waiver of Development Standards

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

The existing topography of the site may be a special or unique circumstance with the property to justify a waiver of development standards to increase retaining wall height to balance out the site to allow for proper drainage. The site is in an area consisting of existing commercial and industrial developments. The existing developments on the abutting properties combined with the existing off-site improvements for Lamb Boulevard and Cheyenne Avenue have established site constraints that effect the design and drainage of the site which makes an increase in retaining wall height necessary. Staff finds the increase in wall height will have limited impact on the existing commercial and industrial developments on the abutting properties therefore, staff can support the waiver.

Design Reviews #1

The proposed use of the property is consistent and compatible with existing and planned developments in this area. The design of the buildings are similar to other warehouse and distribution buildings in this area; therefore, staff can support the design of the buildings.

Design Review #2

The proposed alternative parking lot landscaping is only for parking areas in close proximity to loading spaces for the buildings. Not having trees in these area will prevent potential conflicts with trucks maneuvering into the loading spaces. The required number of trees that would be required for these parking areas are being provided at other locations on the site. Other parking areas on the site comply with the landscaping standards. Staff finds the alternative parking lot landscaping proposed by the applicant complies with the intent of the Code and supports this design review.

Public Works - Development Review

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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; 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;
- 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.
- Applicant is advised 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0147-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RG 3102 N. LAMB, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135

03/22/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENCE
(TITLE 30)

STEWART AVE/VISTA VALLEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0022-MONTES JOSE ISAEL:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a future single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/al/syp (For possible action)

RELATED INFORMATION:

APN:

140-35-302-006

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height to 6 feet where a maximum of 3 feet is permitted per Section 30.64.050 (a 100% increase).

DESIGN REVIEW:

Increase finished grade in conjunction with a single family residence to 104 inches where a maximum of 36 inches is the standard per Section 30.52.040 (a 188.9% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 365 Vista Valley Street
- Site Acreage: 0.5
- Project Type: Increase retaining wall height and finished grade

Site Plan

The request is to increase finished grade and retaining wall height for the parcel in conjunction with a future single family residence. The parcel will take access from Vista Valley Drive by a driveway located on the southeast corner of the parcel. The pad site for the future residence is located in the central portion of the eastern half of the parcel. The parcel has a downward slope from the east to the west with an approximate 11 foot reduction in grade. The plans show 2

separate 6 foot high retaining walls within the rear portion of the property. The first wall is set back approximately 6 feet from the west (rear) property line and the second wall is set back approximately 5 feet from the first wall. The plans show the increase in finished grade will range from 1.9 feet for the pad site of the future residence in the eastern portion of the parcel to 8.6 feet in the western portion of the parcel adjacent to the proposed retaining walls.

Applicant's Justification

The applicant indicates that the increase in finished grade and retaining wall height are necessary to allow for a level building pad for the future residence, and to allow for positive drainage for the majority of the site to the existing streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The existing topography of a site could be a unique or special circumstance to warrant an increase in retaining wall height. However, staff does not find that this site has existing topography issues to constitute a unique or special circumstance for this property. There are existing single family residences on the parcels to the north, south, and west of this site. Based on the elevation contours on the site plan submitted by the applicant and drainage information on file with the County, these adjacent developed parcels have similar topography on the site. These adjacent parcels were developed without the need to increase the height of retaining walls. Given the existing development in the area and the size of the parcel, staff finds there are other options to leveling out the site than constructing 2 retaining walls each at 6 feet in height within the rear portion of the site.

Public Works - Development Review

Design Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

Public Works - Development Review

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0049-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSE MONTES

CONTACT: JOSE MONTES, JOSE, 365 VISTA VALLEY, LAS VEGAS, NV 89110

DRAFT

WALL HEIGHT
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0035-RG NELLIS NV, LLC:

WAIVER OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.

DESIGN REVIEW for finished grade on 6.2 acres in conjunction with an approved distribution center in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-20-502-005

WAIVER OF DEVELOPMENT STANDARDS:

1. Increase perimeter wall height to 14 feet (6 foot retaining wall and 8 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (a 55% increase).
2. Increase the building height to 52 feet where 50 feet is the maximum per Table 30.40-5 (a 4% increase).

DESIGN REVIEW:

Increase finished grade to 72 inches (where 60 inches was previously approved) where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase) (previously a 67% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2327 Nellis Boulevard
- Site Acreage: 6.2
- Project Type: Distribution center
- Number of Stories: 1

- Building Height (feet): 47
- Square Feet: 136,030
- Parking Required/Provided: 67/83

Site Plan

The site plan depicts a 136,030 square foot distribution center oriented north to south with access from Carey Avenue and Nellis Boulevard. Loading docks are located on the west side of the building with an access drive aisle on the west, south, and east sides of the building. Eighty-three parking spaces are located on the southwest portion of the site and the east side of the building. Primary entrances are located on the northeast and southeast corners of the building. A 5 foot maximum increased finished grade was previously approved by WS-22-0408 and shown on the Nellis Boulevard side of the lot and south side of the lot. As a result of the drainage study and design, the increased finished grade is now proposed to be 6 feet. The site plan depicts walls located along the west and south property lines, retaining wall up to 6 feet with an 8 foot screen wall on top, for a total of 14 feet.

Landscaping

Landscaping was previously approved as part of WS-22-0408.

Elevations

The elevations previously depicted a 47 foot high concrete tilt-up building with vertical off-set parapets and return walls to break-up the façade. As a result of the increased finished grade and adjusted drive aisles, the southeast corner of the building will be 52 feet high as measured from the new grade, requiring the proposed waiver. Walkways are adjacent to the north, east, and south areas of the building for pedestrian access.

Floor Plans

The floor plans were previously approved with WS-22-0408.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting waivers and a design review to accommodate the increased finished grades of 6 feet and associated combined retaining/screen wall height of up to 14 feet. The increased finished grade is required to protect the distribution center building from potential flooding related to the high levels of water in the adjacent streets during a flood event. The southeast corner of the distribution center building will be 5 feet higher than the adjacent drive aisle, creating a building height at this location of up to 52 feet. The waiver for building height will allow for this increase in measured height at this location. The combined retaining wall and screen wall will be located on the west and south property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0408	Distribution center, cross access, landscaping, and increased finished grade	Approved by BCC	September 2022
TM-0463-06	Commercial subdivision on 6.1 acres - expired	Approved by PC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped & gasoline station
South	Business Employment	M-1	Undeveloped, outside storage, & vehicle sales
East	Urban Neighborhood (greater than 18 du/ac) & Business Employment	R-4 & M-1	Multiple family residential & vehicle repair
West	Business Employment	M-1	Industrial water equipment & storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The increased wall height is directly tied to the approval of a drainage plan and increased finished grade requirements. The property is surrounded on 3 sides by industrial properties with the only residential property located on the east side of Nellis Boulevard. The higher combined retaining and screen walls will not negatively impact the surrounding area or residential property. Policy 3.3.8 Flood Control of the Master Plan supports controlling localized flooding. The proposed increased finished grade and related combined retaining/screen wall is a result of drainage improvements. Staff can support these requests.

Public Works - Development Review

Design Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- 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; 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

- Comply with approved drainage study PW22-17730;
- 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.
- Applicant is advised 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MICHAEL SAJJADI
CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S LAS VEGAS BOULEVARD #320,
LAS VEGAS, NV 89119