



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 30, 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 Manor: 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 March 16, 2023. (For possible action)
- IV. Approval of the Agenda for March 30, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
04/18/23 PC

- 1. **NZC-23-0081-STEPHENS, JUSTIN:**
ZONE CHANGE to reclassify 0.9 acres from an R-T (Manufactured Home Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscaping; **2)** reduce wall/fence height; **3)** reduce parking; **4)** eliminate trash enclosure; **5)** reduce gate setback; **6)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **7)** reduce throat depth; and **8)** reduce driveway width.
DESIGN REVIEW for an outside storage yard. Generally located on the south side of Judson Avenue, 400 feet east of Marion Drive within Sunrise Manor (description on file). TS/gc/syp (For possible action) **04/18/23 PC**
- 2. **UC-23-0060-QUINONES, GERARDO L.:**
USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone. Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action) **04/18/23 PC**
- 3. **VS-23-0070-MARSHALL, ANDRE C. & SUSAN:**
VACATE AND ABANDON a portion of a right-of-way being Stewart Avenue located between Vista Valley Street and Radwick Drive within Sunrise Manor (description on file). TS/jgh/syp (For possible action) **04/18/23 PC**

04/19/23 BCC

- 4. **ZC-23-0072-PROLOGIS, LP:**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70) (AE-75) (APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70) (AE-75) (APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** throat depth; **2)** parking lot landscaping; **3)** cross access; and **4)** allow an attached sidewalk and alternative street landscaping.
DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**
- 5. **VS-23-0073-PROLOGIS, LP:**
VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

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KEVIN SCHILLER, County Manager

6. **ZC-23-0087-LOPEZ INGRIS N & RODRIGUEZ MIGUEL FLORES:**
ZONE CHANGE to reclassify a 0.4 acre portion of a 2.0 acre retail center from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** tire sales and installation; **2)** reduce separation; **3)** allow overhead roll-up doors to face a public street; and **4)** Project of Regional Significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow tire sales and installation to be conducted outside; **2)** landscaping along an arterial street (Bonanza Road); **3)** landscaping adjacent to a less intensive use; **4)** parking lot landscaping; and **5)** reduce setback for a trash enclosure.
DESIGN REVIEW for a proposed tire sales and installation business. Generally located on the north side of Bonanza Road, 160 feet east of Nellis Boulevard within Sunrise Manor (description on file). TS/lm/ja (For possible action) **04/19/23 BCC**

7. **ZC-23-0088-FRUTH EAST PROPERTIES, LLC:**
ZONE CHANGE to reclassify 0.9 acres from an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow access to a local street; **3)** eliminate street landscaping; and **4)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** office building; and **3)** finished grade. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor (description on file). TS/md/ja (For possible action) **04/19/23 BCC**

8. **VS-23-0089-FRUTH EAST PROPERTIES, LLC:**
VACATE AND ABANDON portions of rights-of-way being Patterson Avenue located between Nellis Boulevard and Frank Street; and a portion of right-of-way being Baltimore Avenue located between Nellis Boulevard and Frank Street within Sunrise Manor (description on file). TS/md/syp (For possible action) **04/19/23 BCC**

9. **TM-23-500015-FRUTH EAST PROPERTIES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor. TS/md/ja (For possible action) **04/19/23 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: April 13, 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>



Sunrise Manor Town Advisory Board

March 16, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan – Member-ABSENT
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member– PRESENT Steve Demerritt-Planning

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

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 March 2, 2023 Minutes

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

IV. Approval of Agenda for March 16, 2023

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

V. Informational Items: None

VI. **Planning & Zoning**

03/22/23 BCC

1. **WS-22-0147-LV JUDSON, LP:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)03/22/23

Moved by: Mr. Williams
Action: Denied per staff recommendations
Vote: 4-0/unanimous

04/04/23 PC

2. **UC-23-0055-DELACRUZ, JORGE L. & MARIA J.:**
USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone. Generally located on the south side of Carey Avenue, 500 feet east of Nellis Boulevard within Sunrise Manor. MK/md/syp (For possible action)04/04/23 PC

Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/unanimous

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be March 30, 2023

X. Adjournment
The meeting was adjourned at 7:358m

04/18/23 PC AGENDA SHEET

OUTSIDE STORAGE YARD
(TITLE 30)

JUDSON AVE/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0081-STEPHENS, JUSTIN:

ZONE CHANGE to reclassify 0.9 acres from an R-T (Manufactured Home Residential) (AE-65 & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) reduce wall/fence height; 3) reduce parking; 4) eliminate trash enclosure; 5) reduce gate setback; 6) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 7) reduce throat depth; and 8) reduce driveway width.

DESIGN REVIEW for an outside storage yard.

Generally located on the south side of Judson Avenue, 400 feet east of Marion Drive within Sunrise Manor (description on file). TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-610-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscaping adjacent to a less intensive use where landscaping per Figure 30.64-11 is required.
- b. Eliminate landscaping along a street (Judson Avenue) where landscaping per Figure 30.64-17 is required.
2. Reduce wall/fence height to 6 feet where a minimum of 8 feet is required when adjacent to non-industrial uses per Table 30.64-2 (a 25% reduction).
3. Reduce parking to zero spaces where a minimum of 6 spaces are required per Table 30.60-1 (a 100% reduction).
4. Eliminate trash enclosure where required per Section 30.56.120.
5. Reduce gate setback to 6 feet where a minimum of 50 feet is required per Section 30.64.020 (an 88% reduction).
6. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.52.050.
7. Reduce throat depth to 6 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
8. Reduce driveway width to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).

**LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Outside storage yard
- Number of Stories: 1 (shed)
- Building Height (feet): 8 (shed)
- Square Feet: 100 (shed)
- Parking Required/Provided: 6/0

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 0.9 acres from an R-T zoning district to an M-1 zoning district for an outside storage yard. The applicant conducted a neighborhood meeting at the Robert E. Price Recreation Center on September 20, 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 and 2 neighbors attended the meeting. According to the applicant, 1 neighbor had concerns with the neighborhood transitioning from residential to more industrial uses, and how the rezone may make it easier for developers to purchase the manufactured home park that the neighbor currently lives in. The other neighbor did not have an issue with the outside storage use, but wanted the "swim platforms" and other over-height items removed from the property.

Site Plans

The plans show a 0.9 acre outside storage yard. The site has been functioning as an outside storage yard without proper entitlements. The outside storage yard is paved with reclaimed asphalt chips. A 6 foot high CMU block wall exists along the west and south property lines and a 6 foot high wood fence exists along the east property line. The existing 6 foot high CMU block wall along the front (north) property line will be demolished and rebuilt 6 feet from the front property line at a 6 foot height in order to clear the sight visibility zone for the driveway. The rebuilt wall will also include a 20 foot wide sliding gate set back 6 feet from the front property line. A small storage shed exists on the southeast portion of the site, approximately 30 feet from the east property line and 20 feet from the south property line. No trash enclosure or parking spaces are proposed for the site where 6 parking spaces are required.

Landscaping

No landscaping exists or is proposed on the site.

Elevations

The plans depict an 8 foot high storage shed with painted wood siding and asphalt shingle roofing.

Floor Plans

The plans show a 100 square foot storage shed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that he is the owner of Beetle Barn, an automobile repair business that has operated at a separate location in the Las Vegas Valley since the 1950's. The subject site has been used as an outside storage yard in support of this business. The applicant purchased the subject site from his family in 2017, who had owned the property since 1977. Furthermore, the applicant states it is his intention to build an office and service garage on the site at a future date.

The applicant asserts that the site is appropriate for M-D zoning since the area is predominantly zoned or planned for industrial uses. No landscaping is proposed or existing due to a lack of water to the site. Once a building is constructed on the site at a future date, the applicant states that landscaping will be provided at that time. No trash enclosure is necessary as there will be no public access or employees to generate waste. The applicant has submitted an email from Republic Services stating that as long as no work is being done and no one is living on the property, no utilities are in use, and no waste is being generated trash enclosure/service is not required. No parking is necessary on the site since the outside storage yard is solely being used by the applicant. The 6 foot high wall/fence height is compatible with the visual image of the surrounding community and provides adequate buffering to the adjacent properties. Full off-site improvements do not exist on the adjacent properties and the applicant would like to maintain similar standards. Other properties in the area do not meet throat depth or driveway width requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-406-82	Variance to maintain the storage of automobiles and school buses and to maintain a mobile home as a residence	Denied by BCC	December 1982
VC-214-81	Variance to maintain the storage of automobiles and school buses and to maintain a mobile home as a residence	Denied by BCC	September 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped
South & East	Business Employment	R-E	Single family residential
West	Business Employment	R-T	Single family residential

Clark County Public Response Office (CCPRO)

CE-19-07365 is an active complaint filed in May 2019 for an outside storage yard in a residential zone and accumulation of solid waste.

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, re-adoption 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.*

There is a trend of some of the residential zoned properties in the area converting to M-D zoning and to M-1 zoning farther east of the site. However, there is still a large number of existing single family residences within this portion of the block where M-1 zoning would be too intense and not compatible with the existing single family residential properties in the area. A conforming zone change to M-D would align with the Master Plan and be more in-line with the general trend of zone changes to M-D in the immediate area.

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.*

Staff finds that the proposed M-1 zoning is too intense and not compatible with the surrounding single family residential uses in the area. This is especially true due to the lack of design mitigation and buffering provided with the proposed development.

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.*

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area.

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

Staff finds that the request does not comply with Policy 1.4.5 of the Master Plan which promotes requirements for buffers and development transitions to mitigate the impacts of higher intensity

uses proposed adjacent to an existing residential neighborhood; or Policy 6.2.1 which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods.

Summary

Zone Change

Staff finds that the proposed zone change to M-1 zoning is too intense and not compatible with the surrounding area. Although the project will not have an adverse effect on public facilities and services, the project does not comply with other applicable adopted plans, goals, and policies. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to M-1 zoning; therefore, staff recommends denial of the zone change request.

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 cannot support the request to eliminate required landscaping on the site. Single family residences exist to the east, south, and west of the site; and the required landscaping adjacent to a less intensive use would provide needed buffering between the proposed use and the existing residential. The required street landscaping would help beautify the street frontage and screen the outside storage yard from the right-of-way. Furthermore, street landscaping exists along Judson Avenue farther to the east.

Waiver of Development Standards #2

Staff cannot support the request to reduce wall/fence height to 6 feet when adjacent to a non-industrial use. The minimum 8 foot height required for outside storage yards is intended to provide adequate screening to non-industrial uses. The reduction in wall/fence height in combination with not providing landscaping adjacent to a less intensive use exacerbates the negative impacts to the adjacent properties.

Waiver of Development Standards #3

Although the applicant states that the outside storage yard is solely used for himself and there are no employees, the need for parking could arise in the future, especially if the storage yard is sold to another owner for other storage purposes. Additionally, given the use of the property is for an outside storage yard, there should be adequate space to accommodate parking. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Although the applicant has provided an email from Republic Services stating a trash enclosure is not required since no waste is being generated, staff cannot support this request since staff does not support the zone change, design review, and accompanying waivers.

Waiver of Development Standards #5

Staff cannot support the request to reduce gate setback to 6 feet. With the gate closed, vehicles entering the property, even an automobile, would block the right-of-way; and therefore, create safety issues.

Design Review

The proposed outside storage yard is not compatible with the surrounding area as adequate mitigation, buffering, and screening is not provided. The request does not comply with policies of the Master Plan as stated above in regards to buffering and compatibility. Additionally, since staff does not support the waivers of development standards and zone change to M-1 zoning and per Title 30 an outside storage yard as a principal use is only permitted in the M-1, M-2, and P-F zones; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waivers of Developments Standards #7 & #8

The reduction in throat depth and driveway width reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. The reduction in throat depth compounds the safety issues. Therefore, staff cannot support these requests.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 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:

- Resolution of Intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- 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 and a zone boundary 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #0086-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUSTIN STEPHENS

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-23-0081</u> DATE FILED: <u>2-22-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3-30-23</u> PC MEETING DATE: <u>4-18-23</u> BCC MEETING DATE: <u>5-17-23</u> FEE: <u>\$5,096</u>
	PROPERTY OWNER NAME: <u>Justin Stephens</u> ADDRESS: <u>350 Vista Valley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-429-6942</u> CELL: _____ E-MAIL: <u>mrfurious702.js@gmail.com</u>
	APPLICANT NAME: <u>Justin Stephens</u> ADDRESS: <u>350 Vista Valley Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-429-6942</u> CELL: _____ E-MAIL: <u>mrfurious702.js@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>Elishas@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-20-610-004

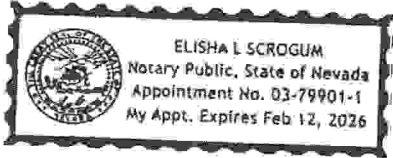
PROPERTY ADDRESS and/or CROSS STREETS: Judson Avenue and Marion Drive

PROJECT DESCRIPTION: Judson & Marion

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


 Property Owner (Signature) JUSTIN STEPHENS
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 9, 2022 (DATE)
 By Justin B. Stephens
 NOTARY PUBLIC: E. Asboe



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



TANEY ENGINEERING

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February 21, 2023

Greg Cerven
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

2/21/23-0081

Re: Judson & Marion
APR-22-101264
APN: 140-20-610-004
Justification Letter (Revised)

Mr. Cerven:

On behalf of our client, Justin Stephens, Taney Engineering is respectfully submitting a project description letter for a Zone Boundary Amendment (Non-Conforming), Waivers of Development Standards, and Design Review for a proposed .92 gross acre outside storage yard.

Project Description:

The proposed outside storage yard is .92 gross acres and located south of Judson Avenue and approximately 400 ft. east of Marion Avenue within the Sunrise Manor Town Advisory Board jurisdiction. Our client owns and operates Beetle Barn, an automotive repair service that has been operating in Southern Nevada since the 1950s. The subject parcel has been used as a storage yard for vehicles and automotive parts related to this business. In 2016, the entire property was paved with reclaimed asphalt pavement/chips. The property owner has been a resident and business owner on Judson Avenue his entire life, having purchased the subject parcel from his family in 2017, who had retained ownership of the property since 1977. He intends to fully improve the site with the construction of an office and service garage at a future date. In the interim, we are requesting the site be allowed to continue operating as-is.

Zone Boundary Amendment (Non-Conforming)

We are requesting a non-conforming zone change from R-T (Manufactured Home Residential) to M-1 (Light Manufacturing) on the following standards:

- a) *The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and*

The proposed zone change will allow for the existing outside storage yard to continue operating in an area predominantly zoned or planned for assorted industrial uses. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. As such, we believe that the proposed zoning district is compatible and appropriate.

- b) *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed; and*



As the proposal is requesting the site remain in its existing condition, it is not anticipated to have an adverse impact on the area's public infrastructure and facilities. A RISE report with further details has been prepared and submitted concurrently with these applications.

- c) *The proposed amendment conforms to other applicable adopted plans, goals, and policies.*

The proposed light manufacturing zoning designation is consistent with Policy 1.4.5 of the Transform Clark County Master Plan. Along with the other adjacent industrial and commercial developments, the subject site acts as a buffer and transition zone between more intense uses and the existing R-E (Rural Estates) properties to the south.

- d) *A change in law, policies, trends, or facts after the adoption 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.*

Following the adoption of the Transform Clark County Master Plan, the Planned Land Use for this area was changed to BE (Business Employment). As the character of the neighborhood has changed, many adjacent properties have already undergone conforming zone changes to M-D (Design Manufacturing) and others have since been approved for non-conforming zone changes to M-1 (Light Manufacturing). As such, we believe that the proposed development is compatible with existing development and appropriate for the area.

Waiver of Development Standard – Landscaping

We are requesting to waive the requirements for landscaping adjacent to a less intense use per Figure 30.64-11 and street landscaping per Figure 30.64-8. No landscaping is proposed or existing due to a lack of water to the site, which would be necessary to maintain any landscaping. As previously indicated, the property owner intends to construct a building on the property in the future, at which point the required landscaping would be provided.

Waiver of Development Standards – Off-Site Improvements

We are requesting a waiver of development standards to provide full off-site street improvements on the south side of Judson Avenue per Section 30.52.050. Most of the adjacent properties have not provided curb, gutter, sidewalks, streetlights, and/or partial paving as required for full off-site improvements. Due to this, we are requesting to maintain similar standards

Waiver of Development Standards – Modified Driveway Design

We are requesting to reduce the throat depth for the commercial driveway along Judson Avenue to six feet where 25 ft. is required per Uniform Standard Drawing 222.1. Most of the properties in the surrounding area, including those immediately to the east and west of the subject site, do not have driveways that conform to Uniform Standard Drawing 222.1. Due to this, we are requesting to maintain similar standards.



Waiver of Development Standards – Access Gate Setback

We are requesting a waiver to reduce the access gate setback to 6 feet from the property line, where a minimum of 50 ft. is required per Section 30.64.020.7. As there is no operating hours or public access to this site, the gate will only be opened to allow the property owner to access the site, at which time it will again be closed. Since vehicles will not be queuing to enter, this reduction will not have an adverse impact on the flow of traffic along Judson Avenue.

Waiver of Development Standards – Parking

We are requesting to reduce the number of on-site parking spaces required to zero spaces, where 6 spaces are required per Section 30.60.030. As this site is primarily used for the storage of vehicles and other equipment for sole use by our client, no additional parking for the public or employees is necessary.

Waiver of Development Standards – Trash Enclosure

We are requesting to waive the requirement for a trash enclosure per Section 30.56.120. As the primary purpose of the site is for storage only, there will be no public access or employees to generate waste.

Waiver of Development Standards- Driveway Width

We are requesting to waive the requirement for driveway width per Uniform Standard Drawing 222.1 where 32 ft lip-to-lip is required and there is only 24.83 for the driveway width.

Waiver of Development Standards – Wall/Fence Height

We are requesting to reduce the height of the screened wall/fence adjacent to non-industrial uses to 6 ft., where 8 ft. is required per Table 30.64-2. The property is currently screened by an existing 6 ft. high CMU wall along the north, south, and west property lines and an existing 6 ft. high wood fence along the east property line. We believe that the existing perimeter wall and fence are compatible with the visual image of the surrounding community and provide adequate buffering to adjacent non-industrial uses to the east, south, and west.

Design Review – Outside Storage Yard

Our client operates an automotive repair business off-site. A design review is requested to allow for an outside storage yard for the vehicles and assorted automotive parts associated with this business. 12 storage containers will also be located on-site.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Johnson
Land Planner

04/18/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

ANCESTRAL HILLS LN/HIDDEN HIGHLANDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0060-QUINONES, GERARDO L.:

USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible to the principal structure.

WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone.

Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-35-312-013

USE PERMIT:

Allow an existing detached metal carport not architecturally compatible to the existing principal structure where architectural compatibility is required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the building separation between the existing detached metal carport and the principal structure to 4 feet where 6 feet is required per Table 30.40-1 (a 33% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6845 Ancestral Hills Lane
- Site Acreage: 0.4
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 420

Site Plan

The plan shows an existing 2 story single family home, a 336 square foot shed in the southeast corner of the lot, and the existing metal carport on the northeast corner of the home at the end of the driveway, set back more than 30 feet from the street. Driveway access is from Ancestral Hills Lane at the northeast corner of the property. The carport is 4 feet from the existing home and 10 feet from the east property line. The carport is located behind the front of the home and adjacent to an existing 3 foot decorative wall. The 3 foot retaining wall is required to allow for the existing flat driveway where the carport is located. The 10 foot space between the 3 foot wall and the property line wall is retained earth dropping from east to west.

Landscaping

No changes to existing landscaping are proposed with this application. If approved, staff is recommending 3 trees be planted in the 10 foot space between the carport and property line.

Elevations

The plan shows a carport structure at the end of the existing driveway. The carport has a peak roof and extends several feet above the fence and gate on the east side of the home, making it visible from the street and neighboring properties. The north and south sides of the carport are open with the east side roof overhang extending halfway down from the top. The west side is mostly open. The north side of the carport is open for vehicle entry and the south side roof overhang extends halfway down the carport.

Floor Plans

The plans depict an open carport structure located on the existing concrete driveway with open access on the north and south sides of the carport. The plan shows a 28 foot by 14 foot carport.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to keep an existing 28 foot by 14 foot, 13 foot high carport with a building separation of 4 feet where 6 feet is required by Code. A 3 foot decorative wall is located 10 feet from the existing 6 foot east property line wall. The 10 foot setback area is raised above the driveway elevation and limits the location of a carport to it's current location. Moving the carport 2 extra feet will conflict with the gate and decorative wall and require demolition of the 3 foot wall. The applicant has obtained written approval from several adjacent or abutting neighbors to the east, north, and west.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

This property is the subject of an open and active violation CE20-03852, 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

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant has not demonstrated that any proposed modification to required design and development standards, including not matching surrounding architecture and materials, will not adversely impact neighboring properties. Master Plan Policy 1.4.4, In-fill and Redevelopment encourages compatibility with the surrounding area. The carport is not compatible with the surrounding architecture or materials used for construction. Staff is unable to 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.

The proposed setback is the result of a self-imposed hardship when considering a detached structure could be built to accommodate a vehicle on the existing driveway. Staff is unable to support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to obtain a building permit and inspections from the Building Department, with any extension of time to be a public hearing;
- Plant 3 medium size trees (as recommended by the Southern Nevada Water Authority Regional Plant List) on the east side of the carport;
- 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 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GERARDO QUINONES

CONTACT: GERARDO QUINONES, 6845 ANCESTRAL HILLS, LAS VEGAS, NV 89110

RIGHT-OF-WAY
(TITLE 30)

STEWART AVE/VISTA VALLEY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0070-MARSHALL, ANDRE C. & SUSAN:

VACATE AND ABANDON a portion of a right-of-way being Stewart Avenue located between Vista Valley Street and Radwick Drive within Sunrise Manor (description on file). TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
140-35-302-003

LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The subject parcel within Sunrise Manor, is located at the intersection of Stewart Avenue and Vista Valley Street. The plans indicate approximately 25 feet of right-of-way, along Stewart Avenue being vacated for this request. The applicant indicates this vacation is required to correct an error previously found on the recorded parcel map.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is 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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUSAN MARSHALL

**CONTACT: JASON FACKRELL, MHP LIMITED, 6440 SKY POINTE DRIVE #140-385,
LAS VEGAS, NV 89131**

DISTRIBUTION CENTERS
(TITLE 30)

ALTO AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0072-PROLOGIS, LP:

ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70) (AE-75) (APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70) (AE-75) (APZ-2) Zone.

USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk and alternative street landscaping.

DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting.

Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-602-007

USE PERMIT:

Waive the intensive landscape buffer requirement per Figure 30.64-12 between distribution centers and abutting residential uses where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the driveway throat depth along Lincoln Road to 7 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
 - b. Reduce the driveway throat depth along Lamb Boulevard to 3 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
2. Allow alternative parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Waive the requirement for cross access and shared parking with the property to the north where required per Table 30.56-2.
4.
 - a. Allow an attached sidewalk and alternative landscaping along Lincoln Road where a detached sidewalk and landscaping are required per Figure 30.64-17.
 - b. Allow alternative landscaping along Lamb Boulevard where landscaping is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Distribution centers.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).
3. Lighting.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 149,379 warehouse/10,000 office/159,379 total
- Parking Required/Provided: 160/195

Site Plan

The site plan depicts a distribution center of 86,967 square feet on the west side of the property and another 72,412 square foot distribution center on the east side of the property. A 26 foot wide fire lane runs east and west between Lamb Boulevard and Lincoln Road on the north side of the buildings. There are 195 parking spaces provided along the west, east, and north property lines and between the buildings, with access driveways to Lincoln Road, Lamb Boulevard, and Alto Avenue. A detached sidewalk is depicted along the south and east property lines, with an attached sidewalk on Lincoln Road. Pedestrian access is provided to each building at the southeast and southwest corners. Loading spaces are located on the north side of the distribution centers and not visible from residential properties or streets.

Landscaping

The landscaping plan depicts 15 foot wide landscaping, consisting of 24 inch box desert willow, mulga acacia, shoestring acacia trees, 5 gallon shrubs, groundcover, and detached sidewalks along the south and east property lines. A minimum of 10 feet of landscaping is provided adjacent to the attached sidewalk along Lincoln Road, with wider areas included as part of landscape finger areas. The majority of the north property line is located adjacent to existing landscaping on the neighboring property to the north. This applicant does not show landscaping within the parking lot between the gated access points, requiring the addition of waiver #2 to this application. The applicant is showing a larger area for truck access along the north side of the building and did not include required landscaping to provide this added space for truck traffic and vehicle parking in the same place. The same owner has the property north of this site and there is an approximately 10 foot wide landscape strip immediately adjacent to the north parking lot and loading spaces. Waiver #4b is required for the east side of the property since Lamb Boulevard is a 100 foot wide arterial road, requiring landscaping per Figure 30.64-17.

Elevations

The elevations depict 2 concrete tilt up panel buildings to be used as distribution centers. The maximum height of the buildings will be 40 feet with aluminum storefront and tempered glass glazing at the southwest and southeast corners of each building. Parapet walls will obscure rooftop mechanical equipment from view. Recessed return walls and roof height variations are provided on the south, east, and west sides of the buildings. The building will screen the loading spaces from any street view, as required by Table 30.44-1. Shallow depth metal canopies will cover each level of windows at each entrance location. A variety of paint tones will complement the return walls for each building. The applicant submitted a lighting plan that shows architectural low profile LED lighting over the pedestrian access doors along the south walls of each building. There are 4 lights on the south side of building #1 and 3 lights on the south side of building #2. The luminosity of each light is relatively low when compared to the LED area luminaire poll lights located on the north side of the building. Lower output LED lights are also located on the east and west sides of each building. Six pole mounted lights are depicted on the north property line, north of each building. Section 30.56.135 allows for up to 25 foot high pole mounted lights in the areas shown on the plan.

Floor Plans

The floor plans depict building 1 on the west side of the property with an 81,967 square foot warehouse, including 5,000 square feet of office space. Building 2 is located on the east side of the lot, and is a 67,412 square foot warehouse, including 5,000 square feet of office space. The remaining area of each building will be used for warehouse operations.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to reclassify the 8.7 acres from R-E (Rural Estates Residential) to M-D (Designed Manufacturing) to construct 159,379 square feet of distribution center warehouse buildings. The applicant states the proposed rezoning will be conforming with the Master Plan designation of Business Employment. The intense landscaping requirement found in Table 30.44-1 for distribution centers cannot be met on this site due to space limitations, maintenance concerns, and tree growth problems. The existing proposal matches the spacing of the project to the west and would not create a negative condition. On-site lighting is provided with hooded and downward facing LED lights along the south side of the building. These lights are designed to provide minimal illumination for security, emergency egress, and general access, and will meet the requirements of Section 30.56.135. Loading docks face north and are located on the north side of the building. The increased finished grade is less than 6 feet, with the highest area located along the south face of each building.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	R-E & M-D	Single family residential & office

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-1	Warehouse

Related Applications

Application Number	Request
VS-23-0073	A request to vacate a portion of Lamb Boulevard and Alto Avenue right-of-way 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

Zone Change

The Master Plan indicates uses such as distribution centers and warehouses are appropriate for the Business Employment land use category. The proposed center fits into this category and could be consistent with the Master Plan, if site design and neighborhood protections were observed. The proposed rezoning will be consistent with the characteristics of this category by providing concentrated employment near major transportation corridors. Interstate 15 is less than 3 miles east of this property, and Las Vegas Boulevard is 1 mile northwest of the site. Master Plan Policy SM-5.3, combined with the master plan designation of this property as Business Employment, discourages residential development in light industrial areas of Sunrise Manor. Without meeting compatibility concerns associated with Master Plan Policy SM-1.4; Ranch Estate Neighborhoods, and associated provisions of Title 30, such as the requirement for intense landscape buffering, staff is unable to recommend approval.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Master Plan Policy SM-1.4; Ranch Estate Neighborhoods, encourages in-fill development in accordance with the compatibility considerations contained in Title 30. The current landscape plan does not comply with the provisions of Title 30 requiring intense landscape buffering between this use and adjacent residential properties. Staff is unable to recommend approval without this compliance.

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.

Waivers of Development Standards #2, #3, and #4

The request for waiver #2 is a self-imposed hardship when considering there is enough space between the north property line, parking stalls, drive access, and loading spaces to allow for the required landscape strip along the north property line within the parking lot. While there is no current cross access with the property to the north, waiver #3 could have been addressed as a redesign under the same ownership, with this application. The size of the distribution center buildings limited the applicant's ability to meet the detached sidewalk standard associated with waiver #4 and is a self-imposed hardship. The applicant could decide to meet the landscape standard identified in waiver #5, since a detached walk is being provided, all that is needed are a few additional, correctly spaced trees. The proposed development does not comply with Master Plan Policy SM-1.4: Ranch Estate Neighborhoods compatibility compliance with regard to the proposed waivers. Without adequate landscape buffering, staff cannot recommend approval.

Design Reviews #1 and #3

The proposed distribution center use is compatible with the general underlying designation of Business Employment as shown on the Master Plan, the building design, exterior materials, façade treatments, and mechanical screening meet county standards. The lighting plan is consistent with Title 30 and the applicant has stated that all provisions of Section 30.56.135 will be met. However, since staff does not recommend approval for the zone change, use permit and waiver requests, staff cannot recommend approval of design reviews #1 and #3.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for both the commercial driveway on Lamb boulevard and Lincoln Road. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces. However, since Planning is not supporting the rest of the application, staff cannot support this request.

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. However, since Planning is not supporting the rest of the application, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 waivers of development standards and design reviews must commence within 2 years of approval date or it they expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, will also require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0087-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCOTT BARNES

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC/UC/WS/DR - 23 - 0072</u> DATE FILED: <u>2-21-2023</u> PLANNER ASSIGNED: <u>BBR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3-30-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-19-2023</u> FEE: <u>2875</u>
	PROPERTY OWNER NAME: <u>Prologis LP</u> ADDRESS: <u>3800 Howard Hughes Parkway, Suite 1250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.891.9141</u> CELL: <u>702.217.5460</u> E-MAIL: <u>lbrady@prologis.com</u>
	APPLICANT NAME: <u>Prologis LP</u> ADDRESS: <u>3800 Howard Hughes Parkway, Suite 1250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.891.9141</u> CELL: <u>702.217.5460</u> E-MAIL: <u>lbrady@prologis.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Treasea Wolf c/o Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Blvd South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.786.1830</u> CELL: <u>702.683.1107</u> E-MAIL: <u>treasea.wolf@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-18-602-007

PROPERTY ADDRESS and/or CROSS STREETS: NWC Lamb and Alto

PROJECT DESCRIPTION: Industrial buildings with associated parking and landscaping

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

Lisa M. Brady
Property Owner (Signature)*

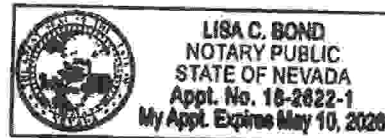
Lisa M. Brady
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 24, 2022 (DATE)

By Lisa M. Brady

NOTARY PUBLIC: Lisa C. Bond Lisa C. Bond



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

Kimley»»Horn

January 23, 2023
Project No. 192054019

Via Email

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

20-23-0072

RE: JUSTIFICATION FOR CONFORMING ZONE CHANGE, SPECIAL USE PERMIT, WAIVER OF DEVELOPMENT STANDARDS & DESIGN REVIEW

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP, for a Conforming Zone Change, Special Use Permit, Design Review and Waiver of Development Standards for an industrial distribution project on APN 140-18-602-007.

ZONE CHANGE

APN 140-18-602-007 is currently zoned R-E and master planned BE – Business Employment. The adjacent industrial sites are zoned M-D, Designed Manufacturing. We are requesting to rezone APN 140-18-602-007 to M-D, which is in conformance with the Planned Land Designation of Business Employment and the proposed industrial buildings are compatible with the industrial development in the area.

SPECIAL USE PERMIT

Due to the existing residential across the street on Alto, the project requires intense landscape buffer along the south property line per Table 30.44-1, Distribution Center 1.b. We are requesting a Special Use Permit for not providing the intense landscape buffer per code.

We are showing two rows of staggered trees that are spaced 20' apart on the diagonal but actually 17' apart linearly but the trees in the same row are 34' apart. Given the planting areas between curb and sidewalk and sidewalk and building, there is not enough room for 2, 20' o.c. rows. Jamming the trees together at a spacing closer than 20' o.c. is a bad condition as the trees will grow to 20' wide or more. The trees compete for light causing bad growth habits. It also causes the maintenance crews to trim the

APR-22-100801

PLANNER COPY

trees more often and incorrectly. What we are proposing matches the spacing of the project to the west that is also across from existing residential so it is consistent with the area and would not create a negative precedent.

DESIGN REVIEW

Approval of a design review to allow for the construction of two industrial buildings (86,967 sf & 72,412 sf), site lighting and increase of finished grade over 36 inches as per Section 30.32.040 Grading Permits a.9b.

Two single story distribution center buildings are proposed with a maximum building height of 40 feet high constructed of concrete tilt-up panels. The southwest and southeast building corners will have aluminum storefront framing with tinted glass to provide a visually appealing appearance from public streets. The north side of the buildings will contain overhead roll-up doors and truck docks for loading and unloading activities. The building has a sloped roof with parapet walls at a level height. Finally, varying colors are planned to further break up the building mass. The Building Perspective shows that mechanical screening requirements contained in Table 30.56-2 Design Standards, from the Clark County Development Code are met through the use of parapets and landscape screening. Because of the use parapets to shield views of mechanical equipment, exterior gutters and downspouts will not be used. The architectural articulation meets or exceeds that of the existing commercial/industrial buildings to the west and north of the property.

On-site lighting will be provided meeting Section 30.56.135. Lighting will be LED hooded and project downward.

Please note that there is a 4' grade elevation difference northwest-southeast across the site and the new buildings will have loading docks that are 4' below the finished floor elevation and they are facing the north, which is the high side of the site. Due to the site surface draining and the loading docks draining away from the building and having to raise the site to provide gravity sewer service to the existing sewer at Lincoln & Alto, upstream of the site, the buildings will require at a maximum, 5.5' of fill for the finished floor elevation. The maximum amount of fill for the site from existing grade is 5.5', but the maximum cut is 4.6' and this is called out on the cross sections provided.

PLANNING
COPY

Detached sidewalk along both Alto Avenue and Lamb Boulevard will be provided and attached sidewalk along Lincoln Road will be provided as required by Code. The code minimum requirements will be met for Landscaping along the perimeter streets as well as within the parking lot.

WAIVERS OF DEVELOPMENT STANDARDS

With the Design Review, we are requesting the following Waiver of Development Standards:

- No Cross Access per Table 30.56-2
- Throat depth less than minimum per CCAUSD 222.1

The applicant is unable to provide cross-access to the adjacent properties due to the different tenant uses and their requirements. The existing development to the north has access to both Lincoln and Lamb and did not account for cross access with this property to the south.

Per CCAUSD 222.1, the throat depth requirement for driveways is the total parking provided divided by the number of driveways, which results in the requirement for 75' throat depth at each driveway access. The driveway off Lincoln and Lamb do not meet the 75' throat depth based on the way the throat depth is measured from the driveway return. The current throat depth provided at the ingress side of the Lincoln driveway is 7'-6" and the throat depth provided at the egress side of the Lamb driveway is 3'-9". The Lamb driveway is the worst-case condition and is a 95% reduction. However, for the Lamb driveway, this is the egress side and the first parking stall is another 75'-9" in from the driveway so when you take that into account, the intent of the throat depth is actually 79'-6" of queuing and the stacking would back up on the site and not into the public Right-of-Way. For the Lincoln driveway, the throat depth is 7'-6", however, the first parking stall that would cause a vehicle to stop is 75'-4" further into the site which creates an 82'-10" queuing length so the intent of stacking is greater than the throat depth requirement. We feel that the queuing length provided is adequate for the anticipated traffic volume that would be generated by the use and exceed the minimum throat depth per CCAUSD 222.1 and that this reduction will not have a negative impact on the traffic in the area or cause vehicles to back up into the Public Right-of-Way.

PLANNING
COPY

Development of this project will provide additional employment opportunities for citizens of the Sunrise Manor Town Board area. In addition, the proposed development is compatible to the other uses in the area. We look forward to working with Current Planning for a favorable recommendation for this Design Review & Waiver of Development Standards.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Treasea Wolf, P.E.

PLANNER
COPY

RIGHT-OF-WAY
(TITLE 30)

ALTO AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0073-PROLOGIS, LP:

VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-602-007

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting to vacate 5 feet of right-of-way for the east 601 feet north of Alto Avenue, 5 feet of right-of-way on the west side of Lamb Boulevard, and up to 242 feet north of Alto Avenue to accommodate detached sidewalks. The west 600 feet of right-of-way north of Alto Avenue does not need to be vacated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped & warehouse
South	Business Employment	R-E, M-D	Single family residential & office
East	Business Employment	M-1	Warehouse
West	Business Employment	M-D	Warehouse

Related Applications

Application Number	Request
ZC-23-0072	Zone change to reclassify 8.7 acres to M-D (AE-70) (AE-75) (APZ-2) zoning for distribution centers 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 rights-of-way 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

- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, will also require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCOTT BARNES

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-23-0073
 PLANNER ASSIGNED: KOB
 TAB/CAC: Surprise Manor
 PC MEETING DATE: _____
 BCC MEETING DATE: 4-19-2023
 FEE: #875

DATE FILED: 2-21-2023
 TAB/CAC DATE: 3-30-2023

PROPERTY OWNER

NAME: PROLOGIS LP
 ADDRESS: 1800 WAZEE STREET, SUITE 500
 CITY: DENVER STATE: CO ZIP: 80202
 TELEPHONE: 303.567.5743 CELL: 949.350.7318
 E-MAIL: ssagey@prologis.com

APPLICANT

NAME: PROLOGIS LP
 ADDRESS: 1800 WAZEE STREET, SUITE 500
 CITY: DENVER STATE: CO ZIP: 80202
 TELEPHONE: 303.567.5743 CELL: 949.350.7318
 E-MAIL: ssagey@prologis.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: TREASEA WOLF c/o KIMLEY-HORN
 ADDRESS: 6671 LAS VEGAS BLVD SOUTH, SUITE 320
 CITY: LAS VEGAS STATE: NV ZIP: 89119
 TELEPHONE: 702.786.1830 CELL: 702.683.1107
 E-MAIL: treasea.wolf@kimley-horn.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-18-602-007

PROPERTY ADDRESS and/or CROSS STREETS: NWC LAMB & ALTO

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Lisa M. Brady
 Property Owner (Signature)*

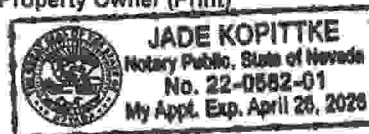
Lisa M. Brady
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2022 (DATE)

By Lisa M. Brady

NOTARY PUBLIC: J. Kopitke



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

Kimley»Horn

July 22, 2022
Project No. 192254000

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

PLANNER
COPY
VS-23-0073

RE: JUSTIFICATION FOR RIGHT-OF-WAY VACATION ALONG ALTO & LAMB FOR PROLOGIS INDUSTRIAL PROJECT

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP, for the following vacations on the proposed industrial development (APN 140-18-602-007):

- 5' Right-of-Way vacation along Alto Avenue
- 5' Right-of-Way vacation along Lamb Boulevard

Due to the detached sidewalk requirement for Right-of-Way greater than 80' and both these streets having dedication to the old standard, back of attached sidewalk, we are requesting to vacate the 5' so that the Right-of-Way line is at the back of curb in lieu of back of attached sidewalk.

We look forward to working with Clark County on these vacations and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn



Treasea Wolf



Treasea Wolf, P.E.
Project Manager

TIRE SALES AND INSTALLATION
(TITLE 30)

BONANZA RD/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0087-LOPEZ INGRIS N & RODRIGUEZ MIGUEL FLORES:

ZONE CHANGE to reclassify a 0.4 acre portion of a 2.0 acre retail center from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) tire sales and installation; 2) reduce separation; 3) allow overhead roll-up doors to face a public street; and 4) Project of Regional Significance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow tire sales and installation to be conducted outside; 2) landscaping along an arterial street (Bonanza Road); 3) landscaping adjacent to a less intensive use; 4) parking lot landscaping; and 5) reduce setback for a trash enclosure.

DESIGN REVIEW for a proposed tire sales and installation business.

Generally located on the north side of Bonanza Road, 160 feet east of Nellis Boulevard within Sunrise Manor (description on file). TS/lm/ja (For possible action)

RELATED INFORMATION:

APN:

140-28-410-010 through 140-28-410-012 ptn

USE PERMITS:

1. Tire sales and installation in a C-2 zone.
2. Reduce separation to zero feet where 200 feet is required of a tire sales and installation business from residential use per Table 30.44-1 (a 100% reduction).
3. Allow overhead roll-up doors to face a public street for a tire sales and installation use where overhead doors are required to be screened from a street by landscaping or another building per Section 30.44-1.
4. Project of Regional Significance per Section 30.08

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow tire sales and installation to be conducted outside where uses are required to be conducted within a permanent enclosed building per Section 30.44.005.
2. Waive landscaping along an arterial street (Bonanza Road) where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030.
3. Waive landscaping adjacent to a less intensive use where Figure 30.64-11 with 1 tree every 20 feet with 6 foot high decorative screen wall is required per Table 30.64-2.
4. Waive parking lot landscaping where Figure 30.64-14 is required.

5. Reduce setback for a trash enclosure to a residential development to 29 feet where a minimum of 50 feet is required, per Section 30.56.120 (a 42% reduction).

**LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE**

BACKGROUND:

Project Description

General Summary

- Site Address: 5140 Bonanza Road
- Site Acreage: 0.4 (portion)/2 (overall retail center)
- Project Type: Tire sales and installation
- Number of Stories: 1
- Square Feet: 2,295 (retail building)/320 (shipping containers)
- Parking Required/Provided: 83/92

History & Request

The applicant is requesting a conforming zone boundary amendment from a C-1 zone to a C-2 zoning district to permit the operation of a tire sales and installation facility. The site was previously used as a financial institution that has been closed for 5 years. The C-1 zoning district prohibits tire sales and installation, and the request to a C-2 zoning district permits the applicant to request a use permit for the proposed use. The conforming zone boundary amendment request necessitates multiple waivers and special use requests for the existing site conditions associated with this application. There are no active code enforcement or zoning violations for the subject property.

Site Plans

The plans depict an existing single story building to be converted to tire sales and installation facility on a 0.4 acre site within an existing retail center. Access to the site is from Bonanza Road from an existing shared driveway on the south portion of the site while the existing southeastern driveway will be replaced with curb, gutter, and sidewalk. The existing building is set back approximately 25 feet from the east property line, and 70 feet from the south property line. The proposed shipping containers are located 10 feet and 11 feet from the east property line and the reconstructed trash enclosure is set back 29 feet from the east property line. The service bays are located outside on the south side of the building under the carports.

Landscaping

The plan depicts landscaping (shrubs) on the east and west sides of the building, in the existing landscape fingers adjacent to the building, and on the east side of the site adjacent to the existing driveway that will be reconstructed. There is no proposed landscaping within the existing landscape strips adjacent to Bonanza Road or the parking lot landscape fingers adjacent to the street.

Elevations

The plans depict an existing repurposed retail building that includes 2 roll-up doors on the south elevation, retail entrance at the southwest corner of the building and covered area on the north side of the building (the former financial institution drive-thru). The 2 shipping containers have an overall height of 8 feet and will be painted to match the retail building.

Floor Plans

The plan depicts a 2,295 square foot retail building that includes an office, storage, breakroom, and restrooms with a storage room on the south side of the building. The plans depict that there will be no outside storage of tires, equipment, materials, or vehicles under the canopy on the north side of the building. There are 2 shipping containers consisting of 320 square feet that will be used for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they would like the proposed zoning and use. The galvanized fencing will be removed from around the building and the trash enclosure to be reconstructed with CMU walls. Additionally, the tire displays, and tires will be stored inside when the business is not open. The applicant also indicates that there is an existing freestanding sign and power transformer in the street landscape and parking lot landscape areas that would not allow any landscaping to be provided.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-04-2213	Carports in conjunction with a financial institution	Approved by PC	February 2005
AC-133-85	Architectural Supervision for a financial institution (savings and loan) with drive-thru teller service	Approved by PC	September 1985
ZC-265-84	Reclassified to C-1 zoning	Approved by BCC	January 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & C-1	Vehicle maintenance facility & restaurant
South	Corridor Mixed-Use	C-1 & C-2	Convenience store, retail & vehicle sales
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	City of Las Vegas	C-1	Retail

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

While C-2 zoning is a conforming zoning district in the Corridor Mixed-Use, the maximum zoning intensity is not guaranteed, nor may it be appropriate in all situations when considering the surrounding properties. The current C-1 zone does not allow tire sales and installation as a permitted or special use. Reinvestment and revitalization of underutilized commercial corridors is encouraged by Goal SM-1 of the Master Plan. However, staff finds that the proposed use and waivers, without mitigating factors, is too intense for the existing residential properties to the east and is unable to support the requested zoning district for the proposed use.

Use Permits, Waivers of Development Standards, & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

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 original use of the site was for a financial institution, with covered employee parking on the south side of the building and a drive-thru teller cover on the north side of the building. The applicant has repurposed the building with interior and exterior modifications (BD-21-50689). The open area on the east side of the building provides adequate space to provide required landscaping adjacent to a less intensive use (residential property to the east) to reduce the impact of the shipping containers and outside use of tire installation within the parking area south of the building. Additionally, there is no proposed street landscaping to help reduce the impact of the use to buffer the proposed uses or shipping containers from the street. While the cover for the former financial institution drive-thru remains unused, per the plans, the applicant has not proposed relocating the trash enclosure to meet separation or locating the tire installation bays to this area.

The site could be redesigned to locate the installation bays to the former drive-thru canopy area, and then enclose the canopy on the east and north elevations which could reduce the impact of the use on the neighboring residences. Staff finds the proposed use too intense for the area, as designed, considering the numerous reductions or elimination of design and development standards. No mitigating factors have been provided to reduce the impact of the proposed

outdoor use or reductions to separations and landscaping on the neighbors to the east or the surrounding community. Staff cannot support these requests.

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:

- Re-stripe parking areas south of building;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised security fencing and outside storage are not permitted; 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- The eastern driveway on Bonanza Road shall be removed and reconstructed with 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 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: ADAN JOSE CASTILLO

CONTACT: SUNRISE BUILDERS, LLC., 720 S. JONES BLVD, LAS VEGAS, NV 89081

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>70-23-0087</u> DATE FILED: <u>2/23/23</u> PLANNER ASSIGNED: <u>LP</u> TAB/CAC: <u>SUNRISE</u> TAB/CAC DATE: <u>2/30/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/19/23</u> FEE: <u>\$2,425 (PRS) & 20/VC/INST/DR/AC</u>
	PROPERTY OWNER NAME: <u>Ingris N. Lopez and Miguel Flores Rodriguez</u> ADDRESS: <u>1359 MT. HOOD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-306-1730</u> E-MAIL: <u>ingridal1@icloud.com</u>
	APPLICANT NAME: <u>ADAN CASTILLO</u> ADDRESS: <u>5468 FUNKS GROVE LN.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: _____ CELL: <u>702-524-6776</u> E-MAIL: <u>sunralic@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Ingris Lopez</u> ADDRESS: <u>1359 Mt. Hood</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-306-1730</u> E-MAIL: <u>ingridal1@icloud.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-28-410-010 thru 012
 PROPERTY ADDRESS and/or CROSS STREETS: NELLIS & BONANZA
 PROJECT DESCRIPTION: TIRE SHOP

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

INGRIS N. LOPEZ INGRIS LOPEZ
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON April 18, 2023 (DATE)
 by Ingris Lopez
 NOTARY PUBLIC: Karen Winter Gonzalez



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

EL CENTENARIO TIRE SHOP'S ZONING CHANGE

Ingris N. Lopez
5140 E. Bonanza Rd.
Las Vegas, NV 89110
APN: 140-28-410-012

ZC-23-0087

February 17, 2023

Justification Letter

To: Clark County, Department of Comprehensive Planning

We are applying for the property above:

- Conforming Zone Change request from C-1 zoning to C-2 zoning (ZC).
- Special Use Permit request to allow a Tire Sales and installation business in a C-2 zone (UC). Also, to reduce separation to zero feet where 200 feet is required of a Tire Sales and installation business from residential use per Table 30.44.1
- Waiver of Development Standards to allow tire sales and installation to be conducted outside where uses are required to be conducted within a permanent enclosed building per Section 30.44.005 (WS). Moreover, waiver to allow overhead roll-up doors to face a public street for the tire sales and installation use, waiver landscaping along an arterial street (Bonanza Road) where Figure 30.64-17 is required, waiver landscaping adjacent to a less intensive use (residential property to east) where Figure 30.64-11 with 1 tree per 20 feet is required per Table 30.64-2, waiver parking lot landscaping where Figure 30.64-14 is required, finally, waiver to reduce setback for a trash enclosure to a residential development to 29 feet where a minimum of 50 feet is required per Section 30.56.120.
- Design Review for a proposed tire sales and installation.

Furthermore, this property has a building of 2,295 sf. of retail space, office, restrooms and 1,437 sf. of Canopy. And we will have two (2) 40 feet containers at the East side of the property as outside storage, all existing galvanized fence and gate will be removed, the trash enclosure was made of CMU walls, finally, the display tires will be stored inside when the business is not open.

Also, we recommended to not adding any type of landscape along the South property line, because we have a NV Energy transform and McDonald's power sign.

In brief, we are trying to work with Clark County to work this out in the best way possible.

If you have any questions, please contact:

Adan Castillo
5468 Funks grove Ln., Las Vegas, NV 89122 / (702) 524-6776 / sunrbllc@gmail.com

OFFICE BUILDING W/PAD SITE
(TITLE 30)

NELLIS BLVD/PATTERSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0088-FRUTH EAST PROPERTIES, LLC:

ZONE CHANGE to reclassify 0.9 acres from an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.

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

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) office building; and 3) finished grade.

Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor (description on file). TS/md/ja (For possible action)

RELATED INFORMATION:

APN:

161-05-810-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 37 parking spaces where 39 parking spaces are required per Table 30.60-1 (a 5.2% reduction).
2. Allow access to local streets (Baltimore Avenue and Patterson Avenue) where access to a local street is not permitted per Table 30.56-2.
3. Eliminate street landscaping for a portion of Nellis Boulevard where a minimum of 15 feet of street landscaping is required behind an attached sidewalk per Section 30.64.030.
4.
 - a. Reduce the approach distance to the intersection of Patterson Avenue and Nellis Boulevard to 94 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 37.3% reduction).
 - b. Reduce the departure distance from the intersection of Nellis Boulevard and Baltimore Avenue to 93 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 51.1% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping.
2. Office building.
3. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office building with pad site
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 4,924 (proposed building)/4,800 (future building)
- Parking Required/Provided: 39/37

Site Plans

This request is for a conforming zone boundary amendment to a C-1 zoning district for a proposed dental office. The plans depict a single story office building located at the southeast corner of the project site, adjacent to Nellis Boulevard and Baltimore Avenue. The building features the following setbacks: 1) 16.5 feet from the east property line along Nellis Boulevard; 2) 15 feet from the south property line adjacent to Baltimore Avenue; 3) 74.5 feet from the west property line adjacent to the existing single family residential development; and 4) 145 feet from the north property line along Patterson Avenue. A pad site for a future building is located at the northeast corner of the project site. The proposed office development requires 39 parking spaces where 37 parking spaces are provided, necessitating a waiver of development standards for reduced parking. An east/west row of parking is located between the office building and pad site. A second row of parking, oriented in a north/south direction, is located to the west of the pad site and office building. Access to the project site is granted via single commercial driveways along both Patterson Avenue and Baltimore Avenue. A waiver of development standards is required for access to the 2 local streets, Patterson Avenue and Baltimore Avenue. Also, a third waiver of development standards is required to reduce the approach and departure distance from the intersections of Patterson Avenue/Nellis Boulevard and Baltimore Avenue/Nellis Boulevard, respectively. A design review to increase finished grade for the project site is part of this request, and will predominantly occur at the northeast corner of the site.

Landscaping

The plans depict a 15 foot wide landscape area, including 5 foot wide detached sidewalks, adjacent to Patterson Avenue and Baltimore Avenue. The street landscape area consists of trees, shrubs, and groundcover, except for the northeast corner of the project site that will be developed at a future date. A 15 foot wide landscape area consisting of trees shrubs and groundcover is located behind a 5 foot wide attached sidewalk adjacent to Nellis Boulevard. A waiver of development standards is required to eliminate a portion of street landscaping along Nellis Boulevard measuring 25 feet in length to accommodate a return area for vehicles to back out of the row of east/west parking spaces. A 7.5 foot wide landscape area exceeding Code requirements, consisting of a double row of 24 inch box large evergreen trees, is located along the west property line adjacent to the existing single family residential development. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot,

the required trees have been distributed throughout the interior of the site and west property line. The development requires 8 trees within the interior of the parking lot where a total of 27 trees are distributed within the interior of the site and west property line.

Elevations

The plans depict a proposed 1 story office building with varying rooflines measuring between 23 to 26 feet in height to the top of the parapet wall. The building consists of a stucco exterior with decorative metal and fabric awnings located above the aluminum storefront window system. A portion of the north elevation consists of a decorative standing seam metal exterior for the front entrance to the building. Rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls.

Floor Plans

The plans depict a single story dental office measuring 4,924 square feet in area that includes treatment rooms, restroom facilities, offices, mechanical/janitorial closets, reception and waiting areas, and a staff lounge.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, a driveway onto Nellis Boulevard from this site would not meet their requirements, therefore would not be allowed. This requires that the site access be off of Baltimore Avenue and Patterson Avenue. Access from both streets is needed for fire access. The applicant states that parking is reduced to provide for an accessible trash enclosure (loss of 2 spaces) and adequate landscaping around the buildings. Furthermore, the reduced parking should not impact the site as some patients visiting the dental office will arrive by public transportation. A turnout area is needed to allow for vehicles to safely back out of the parking area. The only way to provide this is to reduce the landscape area adjacent to the sidewalk where the turnout is. Medium and large trees will be provided to give additional screening. The reduction to the approach and departure distances are justified as the commercial driveways were located as far from the curb return from Nellis Boulevard as possible so what is provided is the best that can be done. The landscape island at the end of each parking space has been provided but the islands for every 6 spaces is not possible without further parking reductions. To address the issue, additional trees have been provided along the western property line, and at the ends of the parking rows within the landscape islands. The applicant indicates the increase in finished grade is necessary to ensure that the building is set high enough above the grade of Patterson Avenue, Baltimore Avenue, and Nellis Boulevard to provide adequate flood protection.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Undeveloped
South	Neighborhood Commercial	C-P	Veterinary hospital
East	Corridor Mixed-Use	R-4 & C-2	Multiple family development & shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential

Related Applications

Application Number	Request
TM-23-500015	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-23-0089	A request to vacate and abandon right-of-way 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

Zone Change

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcel to the north of the project site, across Patterson Avenue, is undeveloped and zoned C-P. The property to the south of the project site, across Baltimore Avenue, is developed with a veterinary hospital and also zoned C-P. The Neighborhood Commercial category provides for a mix of retail, restaurants, offices, service commercial, and other professional services that provide opportunities for low intensity retail, services, and offices that serve residents of the immediate neighborhood. Furthermore, the requested zone change complies with Goal SM-1 of the Master Plan by encouraging reinvestment in established areas of Sunrise Manor. Therefore, staff recommends approval of the zone change with a condition for a design review for the north pad site.

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 finds the request to reduce parking is minimal and should not have any impact on the surrounding land uses and properties. Furthermore, the on-site parking reduction will not occur until the future building, located on the north half of the project site, is constructed. Therefore, staff recommends approval of this request.

Waiver of Development Standards #2

The applicant indicates the project site cannot be designed with direct access to Nellis Boulevard as Nevada Department of Transportation (NDOT) has specific distances for driveway spacing. A commercial driveway along Nellis Boulevard would conflict with NDOT standards and would not be permitted. Therefore, access to Baltimore Avenue and Patterson Avenue, both local streets, is proposed in lieu of access to the adjacent arterial street. Access to the local streets provides better on-site circulation for the office development, in addition to providing 2 points of access for emergency personnel. Furthermore, vehicles can proceed east immediately to Nellis Boulevard without traveling through the residential neighborhood. Staff finds that providing access to the local streets should have minimal impact on the surrounding land uses and properties; therefore, staff recommends approval.

Waiver of Development Standards #3

The reduction to street landscaping along Nellis Boulevard is minimal and is necessary to accommodate a return area for vehicles to back out of the row of east/west parking spaces. Three large trees are required along the east portion of the project site, adjacent to Nellis Boulevard, with the development of this project. A total of 5 trees (3 large and 2 medium) have been provided to compensate for the reduced street landscaping located between Nellis Boulevard and the vehicle return area; therefore, staff recommends approval.

Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of trees within the interior of the site, complies with the Master Plan by encouraging screened parking areas and extensive landscaping. The office development requires a total of 8 trees within the interior of the parking lot. A total of 26 trees, in addition to the required trees along the street frontage, will be distributed throughout the interior and the west property line of the development. The proposed landscaping will reduce the "heat island" effect, and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. The trees will provide additional shade and improve the overall aesthetics of the proposed development.

Design Review #2

The proposed building has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. Furthermore, the building includes off-set surface planes, a color palette consisting of neutral colors, a decorative standing seam metal exterior for the front entrance, and parapet walls along the roofline at various heights. The proposed building is single-story in design and is set back a minimum of 74.5 feet from the west property line adjacent to the existing residential development. A landscape area measuring a minimum of 7.5 feet in width is provided along the west property line consisting of a double row of large, 24 inch box evergreen trees for additional mitigation. Staff finds the proposed dental office complies with Goal SM-2 of the Master Plan which promotes expanding access to neighborhood serving uses and amenities in Sunrise Manor. Furthermore, the dental office complies with policy SM-2.4, which encourages the development and growth of businesses, while maintaining compatibility with surrounding neighborhoods, that provide for the basic needs of Sunrise Manor residents. Therefore, staff recommends approval.

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.

Waiver of Development Standards #4

Staff has no objection to the reductions in the driveway approach and departure distances since the applicant placed the driveways as far away from the intersection as possible.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design Review for future building;
- 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 waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; that Nevada Department of Transportation

(NDOT) permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0088-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FRUTH EAST PROPERTIES

CONTACT: CLAYTON NEILSEN, 6765 WEST RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0088</u> DATE FILED: <u>2/22/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>3/30/23</u> PC MEETING DATE: <u>-</u> <u>6:30 P.M.</u> BCC MEETING DATE: <u>4/19/23 @ 9:00 A.M.</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER NAME: <u>FRUTH EAST PROPERTIES LLC</u> ADDRESS: <u>7958 TRAIL HEAD DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702.250.1422</u> CELL: _____ E-MAIL: <u>FREDDIEMARTINEZDDS@GMAIL.COM</u>
	APPLICANT NAME: <u>FRUTH EAST PROPERTIES LLC</u> ADDRESS: <u>7958 TRAIL HEAD DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702.250.1422</u> CELL: _____ E-MAIL: <u>FREDDIEMARTINEZDDS@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>DAVID DEVALVE - LR NELSON CONSULTING ENGINEERS</u> ADDRESS: <u>6765 W RUSSELL ROAD SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.798.7978</u> CELL: _____ E-MAIL: <u>DAVID.DEVALVE@LRNENG.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-05-810-019

PROPERTY ADDRESS and/or CROSS STREETS: NELLIS AND BALTIMORE

PROJECT DESCRIPTION: OFFICE COMPLEX

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

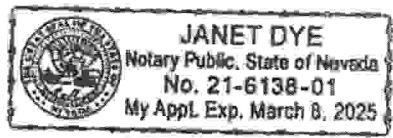

 Property Owner (Signature)*

Freddie Martinez
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN-BEFORE ME ON July 7, 2022 (DATE)
 By Freddie Martinez

NOTARY PUBLIC: Janet Dye



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

21-23-0088

OWNER COPY

2002-024

LARRY R. NELSON, P.E.
President

February 21, 2023

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, NV 89155

* WILL NEED
A WAIVER TO
ACCESS LOCAL STREET

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

SUBJECT: JUSTIFICATION LETTER FOR NELLIS & BALTIMORE OFFICE COMPLEX – APN: 161-05-810-019

To Whom It May Concern:

On behalf of our client, Fruth East Properties LLC, we are pleased to provide this justification letter for a re-zone from Single Family Residential (R-1) to C-1 (Local Business District), Design Review and Waiver of Development Standards which is located on the northwest corner of Baltimore Avenue and Nellis Boulevard. The project site is approximately 0.87 (gross) acres.

We are requesting a Design Review for Fill as the site will require more than 36" of fill. This is needed to ensure that the building is set high enough above the grade in Patterson, Baltimore and Nellis to provide adequate flood protection. As part of the Design Review, cross sections have been provided and the maximum fill is anticipated to be 3.13' (37.56") which is an increase over the 36" of 0.13' (1.56"). Due to what may be unforeseen conditions we are requesting a maximum fill height of 4'(48") which is an increase over the 36" of 1' (12").

We are requesting a Waiver of Development Standards for the following with the Justification for the requested waiver:

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lneeng.com

Parking Reduction (Table 30.60-1) from 39 parking spaces to 37 spaces. The overall reduction is 5.1%.

Justification: Parking is reduced to provide for an accessible trash enclosure (loss of 2 spaces) and adequate landscaping around building(s) and parking to keep the area close to the nature of the region. Additionally, the office building being proposed is a dental office for children from low-income families so typical many of the parents that bring their children do not have vehicles.

Trash Enclosure Setback: Reduce the setback adjacent to a residential development from 50' to 6'.

Justification: Due to the size of the lot and that drive/fire access for the parcel must be provided from Patterson and Baltimore the only feasible location for the trash enclosure is at the western side of the lot adjacent to the residential properties.

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lneengineers@lmslc.com

Landscaping adjacent to the street: Reduce the street landscaping strip to 0' from 15' behind the sidewalk adjacent to the parking area along an arterial road (Nellis Blvd.). This is to allow for a return area for cars to back out of the parking spots.

Justification: The size of the lot and in order to get as close as possible to the required parking a turnout area is needed to allow for vehicles to safely back out of the parking area. The only way to provide this is to reduce the landscape area adjacent to the sidewalk where the turnout is. Medium and large trees will be provided to give additional screening.

Approach and Departure Distances: Reduce the approach distance to 94.2' where 150' is required. Reduce the departure distance to 93.3' where 190' is required per CCAUD No. 222.1.

Justification: The parcel frontage on both Patterson and Baltimore is approximately 170' from the west property line to the curb return off Nellis. When you add in the commercial driveway with the 32' lip of gutter to lip of gutter this leaves the 93.3' and 94.2' distances. The drives were located as far from the curb return from Nellis as possible so what is provided is the best that can be done.

We are also requesting design review for Alternative Parking Lot Landscaping. Chapter 30.64 Figure 30.64-14 requires a landscape island every six (6) parking spaces and at each end of parking rows. The landscape island at the end of each parking space has been provided but the islands for every 6 spaces is not possible without further parking reductions. To address the issue additional trees have been provided along the western property line and at the landscape islands at the ends of the parking rows.

We feel that this development and the proposed Zone Change, Design Review and Waiver of Standards are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this development. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.
Vice President/Civil Department Manager

CLN/jd

PLANNER
COPY

RIGHTS-OF-WAY
(TITLE 30)

PATTERSON AVE/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0089-FRUTH EAST PROPERTIES, LLC:

VACATE AND ABANDON portions of rights-of-way being Patterson Avenue located between Nellis Boulevard and Frank Street; and a portion of right-of-way being Baltimore Avenue located between Nellis Boulevard and Frank Street within Sunrise Manor (description on file).
TS/md/syp (For possible action)

RELATED INFORMATION:

APN:
161-05-810-019

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of 5 foot wide portions of rights-of-way along Patterson Avenue and Baltimore Avenue. The vacation of the rights-of-way are necessary to accommodate the required detached sidewalks along the local streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Undeveloped
South	Neighborhood Commercial	C-P	Veterinary hospital
East	Corridor Mixed-Use	R-4 & C-2	Multiple family residential & shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential

Related Applications

Application Number	Request
ZC-23-0088	A conforming zone change to C-1 for an office building with a pad site is a companion item on this agenda.
TM-23-500015	A tentative map for a 1 lot commercial subdivision 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 rights-of-way to accommodate detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised 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

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FRUTH EAST PROPERTIES

CONTACT: CLAYTON NEILSEN, 6765 WEST RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0089</u>	DATE FILED: <u>2/22/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>3/30/23</u>
		TAB/CAC: <u>SUNRISE MANOR</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>4/19/23 e 9:00 A.M.</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>FRUTH EAST PROPERTIES LLC</u> ADDRESS: <u>7958 TRAIL HEAD DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702.250.1422</u> CELL: _____ E-MAIL: <u>FREDDIEMARTINEZDDS@GMAIL.COM</u>
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APPLICANT	NAME: <u>FRUTH EAST PROPERTIES LLC</u> ADDRESS: <u>7958 TRAIL HEAD DRIVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702.250.1422</u> CELL: _____ E-MAIL: <u>FREDDIEMARTINEZDDS@GMAIL.COM</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>DAVID DEVALVE - LR NELSON CONSULTING ENGINEERS</u> ADDRESS: <u>6765 W RUSSELL ROAD SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.798.7978</u> CELL: _____ E-MAIL: <u>DAVID.DEVALVE@LRNENG.COM</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 161-05-810-019

PROPERTY ADDRESS and/or CROSS STREETS: NELLIS AND BALTIMORE

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]
Property Owner (Signature)*

Freddie Martinez
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 7, 2022 (DATE)
 By Freddie Martinez
 NOTARY PUBLIC: Janet Dye



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

2002-024-222

LARRY R. NELSON, P.E.
President

February 21, 2023

Vs-23-0089

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: Vacation of Right-of-Way Justification Letter for APN# 161-05-810-019

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the northwest corner of Baltimore Avenue and Nellis Boulevard.

We are proposing to vacate 5' of the right-of-way for Baltimore Avenue and for Patterson Avenue to allow for a 5' landscape area with a 5' detached sidewalk per the requirements of Title 30. We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this right-of-way vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone: 702 / 798-7978
FAX: 702 / 451-2296
Email: lnelson@lmenj.com

Thank you for your consideration.

PLANNER
COPY

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone: 801 / 565-8580
FAX: 801 / 565-9340
Email: lmenj@lmenj.com

CLN/jd

04/19/23 BCC AGENDA SHEET

NELLIS & BALTIMORE OFFICE COMPLEX
(TITLE 30)

NELLIS BLVD/PATTERSON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500015-FRUTH EAST PROPERTIES, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 0.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Nellis Boulevard and the south side of Patterson Avenue within Sunrise Manor. TS/md/ja (For possible action)

RELATED INFORMATION:

APN:

161-05-810-019

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 0
- Site Acreage: 0.9
- Project Type: Office building with pad site

The plans depict a 1 lot commercial subdivision consisting of 0.9 acres for a proposed office building with a future pad site. Access to the project site is granted via single commercial driveways along both Patterson Avenue and Baltimore Avenue.

Landscaping

The plans depict a 15 foot wide landscape area, including 5 foot wide detached sidewalks, adjacent to Patterson Avenue and Baltimore Avenue. The street landscape area consists of trees, shrubs, and groundcover, except for the northeast corner of the project site that will be developed at a future date. A 15 foot wide landscape area consisting of trees shrubs and groundcover is located behind a 5 foot wide attached sidewalk adjacent to Nellis Boulevard. A 7.5 foot wide landscape area exceeding Code requirements, consisting of a double row of 24 inch box large Evergreen trees, is located along the west property line adjacent to the existing single family residential development. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site and west property line. The development requires 8 trees within the interior of the parking lot where a total of 27 trees are distributed within the interior of the site and west property line.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Undeveloped
South	Neighborhood Commercial	C-P	Veterinary hospital
East	Corridor Mixed-Use	R-4 & C-2	Multiple family residential & shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential

Related Applications

Application Number	Request
ZC-23-0088	A conforming zone change to C-1 for an office building with a pad site is a companion item on this agenda.
VS-23-0089	A request to vacate and abandon rights-of-way 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

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess rights-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the rights-of-way; that Nevada Department of Transportation (NDOT) permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

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 #0088-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FRUTH EAST PROPERTIES

CONTACT: CLAYTON NEILSEN, 6765 WEST RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>2M-23-500015</u>	DATE FILED: <u>2/22/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>3/30/23</u> <u>e 6:30</u>
		TAB/CAC: <u>SUNRISE MANOR</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>4/19/23 e 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>FRUTH EAST PROPERTIES LLC</u>
	ADDRESS: <u>7958 TRAIL HEAD DRIVE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702.250.1422</u> CELL: _____
	E-MAIL: <u>FREDDIEMARTINEZDDS@GMAIL.COM</u>

APPLICANT	NAME: <u>FRUTH EAST PROPERTIES LLC</u>
	ADDRESS: <u>7958 TRAIL HEAD DRIVE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702.250.1422</u> CELL: _____
	E-MAIL: <u>FREDDIEMARTINEZDDS@GMAIL.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>DAVID DEVALVE - LR NELSON CONSULTING ENGINEERS</u>
	ADDRESS: <u>6765 W RUSSELL ROAD SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>DAVID.DEVALVE@LRNENG.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-05-810-019

PROPERTY ADDRESS and/or CROSS STREETS: NELLIS AND BALTIMORE

TENTATIVE MAP NAME: NELLIS AND BALTIMORE OFFICE COMPLEX

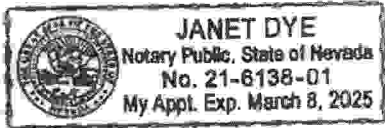
I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Freddie Martinez
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 7, 2022 (DATE)
 By Freddie Martinez

NOTARY PUBLIC: Janet Dye



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

2002-024-222

LARRY R. NELSON, P.E.
President

July 25, 2022

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, NV 89155

T-4-23-500015

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

SUBJECT: HOLD LETTER FOR NELLIS & BALTIMORE ONE LOT COMMERCIAL TENTATIVE MAP, DESIGN REVIEW, ZONING CHANGE, AND WAIVER(S) FOR APN 161-05-810-019

To whom it may concern,

On behalf of our client, Fruth East Properties LLC, we are processing a commercial subdivision development on APN 161-05-810-019, totaling approximately 0.87 acres. As part of this process, we are also submitting applications for:

1. Zone Change application prepared by LR Nelson Consulting Engineers.
2. Design Review application prepared by LR Nelson Consulting Engineers/SCA Design.
3. Waiver(s) for development standards.
4. Tentative Map prepared by LR Nelson Consulting Engineers.

Tentative Map and Zone Change:

The current subdivision is classified as a single family residential (R-1) to be proposed as a one lot commercial subdivision. LRN is submitting a Tentative Map and is requesting that the items be held in conjunction with a request to rezone property to commercial. A zone change application will be processed to convert the property to C-1.

Waiver(s) of Development Standards:

We are requesting waivers based on the following:

- Commercial driveway throat depths/widths based on development parking count and future building(s) per public works standard 222.1.
- Number of required total parking spaces, based development parking count with future building(s), per Title 30 Development Code Table 30.60-1.

Refer to this justification letter for the provided submissions. We respectfully request that the Tentative Map be held and heard as companion items as stated in above items, at the Town Board (TAB) meeting, Planning Commission (PC) meeting and/or the Board of County Commissioners (BCC) as may be applicable.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lrmeng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lnengineers@lrmec.com

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

A handwritten signature in black ink that reads "David H. DeValve". The signature is written in a cursive style with a large, prominent initial "D".

David H DeValve, P.E.
Project Manager
DHD/jd