



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 11, 2024

6:30pm

AGENDA

Note:

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

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

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 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 the

BOARD OF COUNTY COMMISSIONERS

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

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 28, 2024. (For possible action)
- IV. Approval of the Agenda for April 11, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

05/07/24 PC

- 1. **UC-24-0088-MALDONADO LEON FAMILY TRUST ETAL & VACA, JORGE MALDONADO TRS:**
USE PERMIT for large livestock (horses).
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Gateway Road, 770 feet south of Judson Avenue within Sunrise Manor. WM/rp/ng (For possible action) **05/07/24 PC**
- 2. **WS-24-0082-TOLL SOUTH LV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single family residence on 0.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Owens Avenue and Sandy Lane within Sunrise Manor. WM/my/ng (For possible action)**05/07/24PC**

05/08/24 BCC

- 3. **UC-24-0078-NEVADA SPEEDWAY LLC:**
USE PERMITS for the following: **1)** outdoor storage; and **2)** auction in conjunction with an existing motor vehicle racetrack on a portion of 990.2 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/nai/ng (For possible action)**05/08/24 BCC**
- 4. **UC-24-0089-NEVADA SPEEDWAY, LLC:**
USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** buffering and screening; **2)** street landscaping; and **3)** off-site improvements.
DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) and RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay. Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)**05/08/24 BCC**

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: May 2, 2024.
- X. Adjournment.

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

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



Sunrise Manor Town Advisory Board

March 28, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-PRESENT Sondra Cosgrove-Member-PRESENT Planning- Tyler DeLorenzo
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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 14, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 5-0/Unanimous

IV. Approval of Agenda for March 28, 2024

Moved by: Mr. Barbeau

Action: Approved

Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez announced that on April 20 2024 from 9am-11am Comm. Segerblom & SE Area command are having a “Tree Planting Even” at the Hollywood Rec. Center, And that tonight the Pre-K is having their Art Show across the hall.

VI. Planning & Zoning

04/17/24 BCC

1. **AR-24-400018 (UC-23-0003)-RED HOOK SNTHS, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio; 2) reduce parking; 3) landscaping; 4) allow signage; 5) reduce access gate setback; 6) permit alternative parking space dimensions; 7) reduce

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KEVIN SCHILLER, County Manager

the pedestrian walkway width from the adjacent public sidewalk to the principal building entrance; and 8) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) school; 2) signage; 3) alternative parking lot landscaping; and 4) finished grade on 4.0 acres in an RS20 (Residential Single Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/my/ng (For possible action) 04/17/24 BCC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendation

Vote: 5-0/unanimous

2.

UC-23-0894-EASTWOOD, LLC:

USE PERMIT for an independent living facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a proposed independent living facility to be adjacent to, and accessed from a local street; 2) reduce setback for access gate; 3) reduce parking; 4) reduce minimum lot size for an independent living facility; 5) reduce setbacks; 6) allow the mechanical equipment to be visible; 7) eliminate trash enclosures; 8) eliminate detached sidewalk and landscaping; 9) eliminate parking lot landscaping; 10) reduce throat depth; 11) reduce driveway width; and 12) full off-site improvements in conjunction with a proposed independent living facility on 0.3 acres in an R-4 (Multiple Family Residential) Zone. Generally located on the west side of 27th Street, 230 feet north of Charleston Boulevard within Sunrise Manor. WM/rp/ng (For possible action) 04/17/24 BCC

Moved by: Ms. Cosgrove

Action: Approved w/ if approved Condition & 1 yr. Public Review

Vote: 5-0/unanimous

3.

ZC-24-0050-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:

ZONE CHANGE to reclassify 1.1 acres from RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor (description on file). WM/rr/ng (For possible action) 04/17/24 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendation

Vote: 5-0/unanimous

4.

UC-24-0051-PRUSSE SHARRON BROOK REVOCABLE TRUST & C & WBSA, LLC:

USE PERMITS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle rental or sales; and 4) vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking landscape islands; and 2) driveway geometrics.

DESIGN REVIEWS for the following: 1) vehicle maintenance or repair; 2) vehicle paint/body shop; 3) vehicle wash; and 4) vehicle rental or sales on 1.1 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard and the west side of Walnut Road within Sunrise Manor. WM/rr/ng (For possible action) 04/17/24 BCC

Moved by: Mr. Barbeau

Action: Denied per staff recommendation

Vote: 5-0/unanimous

5.

WS-24-0066-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway throat depth; 2) reduce driveway departure distance, and 3) allow alternative sidewalk ramps.

DESIGN REVIEW for a school (elementary) on 7.9 acres in a PF (Public Facility) Zone. Generally located on the west side of Winterwood Boulevard, 90 feet south of Citroen Street within Sunrise Manor. TS/jud/ng (For possible action) 04/17/24 BCC

Moved by: Mr. Thomas

Action: Approved per staff recommendation

Vote: 5-0/unanimous

VII.

General Business: None

VIII.

Public Comment: Mr. Barbeau handed out an article from the LV Sun with an article with Ms. Cosgrove & urging people to get registered and to vote.

IX.

Next Meeting Date: The next regular meeting will be April 11, 2024

X.

Adjournment

The meeting was adjourned at 8:15 pm

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0088-MALDONADO LEON FAMILY TRUST ETAL & VACA, JORGE MALDONADO TRS:

USE PERMIT for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the west side of Gateway Road, 770 feet south of Judson Avenue within Sunrise Manor. WM/rp/ng (For possible action)

RELATED INFORMATION:

APN:

140-19-610-009

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping where required per Section 30.04.01.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Large livestock (horses) and accessory agricultural structures
- Square Feet: 1,980 (9 stalls)/383 (3 accessory structures)/1,320 (corral)/approximately 6,500 (turn-out/pasture)

Site Plan

Fences and walls surround the whole property, with a fence that is approximately 135 feet from the front property line splitting the site for livestock areas and a future residence area. All existing structures are in the rear livestock area. The accessory structures consist of 2 shade structures, corral, and stables with 9 separate animal enclosures. The shade structures are each set back 5 feet from the south property line. The corral is set back 20 feet from the north property line. Seven of the stables are set back 6 feet from the west (rear) property line and 2 of the stables are set back 5 feet from the south property line.

Landscaping

No landscaping will be provided. Street landscaping consisting of a minimum 10 foot wide landscape street with trees and shrubs is required.

Elevations & Floor Plan

The photographs depict an accessory structure, shade structure, corral, and stables, with a fence enclosing all the rear portion of the property. The existing accessory structures labeled A and B on the site plan are 64 square feet each, 9 feet 7 inches in height, and consist of white and black wood. The existing shade structure labeled C is 100 square feet, 7 feet 2 inches in height, and consists of wood. The existing stables labeled D (156 square feet), and E (144 square feet) and labeled F through L (240 square feet each) on the site plan are between 8 feet and 8 feet, 9 inches in height, and consist of wood and metal. The existing shade structure labeled M on the site plan is 215 square feet each, 9 feet in height, and consists of wood and metal. The existing accessory structure labeled N on the site plan is 255 square feet, 8 feet, 5 inches in height, and consists of wood. The existing corral and gate consist of metal.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property will include 4 horses owned by the property owner for their personal use. The horses have ample space per Code requirements for stables, pens, stalls, and exercising area. The applicant states that no new structures have been established since taking ownership of the property and are requesting to waive landscaping to keep the property in the same condition it was prior to changing ownership. The applicant has worked with Public Works (PW24-10367) to complete the necessary applications to waive full off-site improvements.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The applicant is requesting to have large livestock that are not in conjunction with a residential primary use. Staff's primary concern with this type of use permit request is to ensure compatibility with the surrounding uses. Staff understands that the structures and layout of the property existed on-site prior to the applicant taking ownership of the property. However, staff finds the existing structures, boarding stalls, and arena are inconsistent with other structures in the neighborhood. The applicant shows on the plan a future residential house; however, no permit has been submitted with the Building Department. Therefore, staff cannot support this request.

Waiver of Development Standards

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

Street landscaping is important to buffer development and site activity from the public right-of-way, while also mitigating the urban heat island effect. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved.

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised the application must be complete or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

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 #9962-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JORGE MALDONADO

CONTACT: LLAJAIRA MALDONADO, 4077 BORATKO STREET, LAS VEGAS, NV 89115

DRAFT

uc-24-0088

To whom it may concern:

I will like to apply for a couple of waivers.

First one being for use permit 20 feet separation where 30 feet is required per 30.03.05.18.1b3

Also a use permit to permit (4 horses) without a residential primary use per 30.03.05.13lib

-Also design review to permit structures not being architecturally compatibility with principal structure per 30.04.05.07.ii.b.1(pg164)

Waiver of Development standards Eliminate landscaping adjacent to a street where landscaping is required per 30.04.01.D7

The structures were already there when I purchased the property. The property belonged to a really close friend, Santos Curiel. Santos Curiel passed away in 2014 with me being the new owner of the property, it means a lot keeping what he started especially because I found use for it.

MSM-23-600076 Administrative Minor Deviation to not install full offsite improvements (curb, gutter, sidewalk, streetlights, and partial paving.) Will be applied for through public works. (Sliding Gates) Gates do not open in the right of way.

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0082-TOLL SOUTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single family residence on 0.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northwest corner of Owens Avenue and Sandy Lane within Sunrise Manor. WM/my/ng (For possible action)

RELATED INFORMATION:

APN:

140-19-417-017

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street setback for a proposed single family dwelling to 5.5 feet where 10 feet is required per Section 30.02.08 (a 45% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1629 Walnut Falls Court
- Site Acreage: 0.1
- Project Type: Single family residence
- Number of Stories: 2
- Building Height (feet): 22.9
- Square Feet: 1,025

Site Plan

The plan depicts a 1,025 square foot single family residence located on the southwest corner of High Prairie Avenue and Walnut Falls Court. The house sits 23 feet from the front property line, is 5 feet from the south property line, and 10 feet, per the approval of ZC-22-0538, from the rear property line. The north side setback is 5.65 feet at its closest point where 10 feet is required.

Floor Plans

The plan depicts a 2 floor house. The first floor consists of a garage, seating area, half bathroom, and the kitchen. The second floor has 3 bedrooms, 2 full bathrooms, loft, 3 closets, and laundry room.

Applicant's Justification

The applicant acknowledges they are on an irregular lot and are trying to follow the footprint of the smallest model. They note that even though the closest northern edge is 5.65 feet from the corner property line, the rest of the setback is 16.82 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0538	Reclassified from R-3 to RUD zoning for a 27 lot single family subdivision with waiver for reduced rear yard setback, reduced open space, and reduced landscaping, and design review	Approved by BCC	January 2023
TM-22-500181	27 lot subdivision	Approved by BCC	January 2023
DR-0201-10	54 unit apartment complex	Denied by PC	September 2010
WS-0039-08	Setback reduction and design review for 54 unit apartment complex - expired	Approved by PC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Compact Neighborhood (up to 18 du/ac)	RS2	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Waiver of Development Standards

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

Staff finds the request is minor in nature, reducing a setback to 5.65 feet adjacent to a small portion of stub street. That portion of the street only serves 2 lots so there should be no impact to the subdivision.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISAAC SUMMERS

CONTACT: ISAAC SUMMERS, TOLL SOUTH LV LLC, 1140 N. TOWN CENTER DRIVE, SUITE 280, LAS VEGAS, NV 89144

WS-24-0082

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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

February 29, 2024

RE: APN 24-100250, APN 140-19-417-017

To Whom It May Concern:

I am the property owner's representative for the subject application. Please consider this our justification for requesting a waiver of side setback conditions for 5.65' where 10' side corner setback is required per Title 30.

We intend to build standard plan #43-03159, which is the smallest of the standard plans approved for this project. The attached plotting shows less than the minimum 10' side corner setback, however, the lot is an irregular shape. You will notice that the remainder of the side setback is well over 10' at 16.82', which should provide ample room to serve as a side setback.

If there are any questions, or if any further information is required, please do not hesitate to reach out to me.

Thank you,



Isaac Summers
Toll South LV LLC
Land Development Director

PLANNED
COPY

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0078-NEVADA SPEEDWAY LLC:

USE PERMITS for the following: 1) outdoor storage; and 2) auction in conjunction with an existing motor vehicle racetrack on a portion of 990.2 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, APZ-4) Overlay.

Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/nai/ng (For possible action)

RELATED INFORMATION:

APN:

123-23-701-001; 123-26-101-006; 123-26-301-002; 123-26-501-004 ptn

USE PERMITS:

1. a. Allow outdoor storage in a CG Zone per Section 30.30.07.
b. Allow outdoor storage within the APZ-4 Airport Environs Overlay per Table 30.02-7.
2. Allow an auction in a CG Zone per Section 30.30.07.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7065 Speedway Boulevard/6001 N. Las Vegas Boulevard
- Site Acreage: 990.2 (portion)
- Project Type: Auction & outdoor storage
- Square Footage: 561,924 (outside storage area 1)/130,680 (outside storage area 2)/9,900 pick-up area/70 office space (auction)
- Parking Required/Provided: 21,793/37,966

Site Plans

The plans show 3 separate areas being used for the auction. All 3 areas are located in parcel 123-26-501-004, just east of the racetrack and south of Speedway Boulevard.

The plans show an outside storage area 1, approximately 562,000 square feet, which is located on the corner of Las Vegas Boulevard North and Speedway Boulevard. This area is not paved nor does it have striped parking spaces, and is located in the APZ-4 Accident Potential Zone where an auction is prohibited. The auction is held virtually twice a month and customers will

not attend the auction in person. Ten days prior to the auction, the commercial vehicles are dropped off in this outside storage area to be inspected and stored. No vehicles are allowed to be driven as part of the inspection.

Approximately 500 feet north of the outside storage area, there are 2 existing buildings used for office space. The applicant is using the northern most building and will use only one, 70 square feet of the interior office spaces for administrative purposes for the auction. 70 feet south from that building there are paved and striped parking spaces that will be used for customers to pick up their vehicles. There will be a maximum of 20 commercial vehicles parked per day. The applicant will have a set schedule for customers to pick which day and time they want to pick up the vehicles. Both of these areas are outside the APZ-4 Overlay.

If customers do not pick up their vehicles within the 10 days after the auction, the vehicles will be stored in a separate storage area (outside storage area 2) which is 130,680 square feet, just east of the main outside storage area (outside storage area 1).

Landscaping

No additional landscaping is proposed with this application.

Elevations

The existing Las Vegas Motor Speedway office and maintenance building is 24 feet tall.

Floor Plans

The plans shows a 70 square foot office space within the maintenance building. The total square footage of the building is 22,800 square feet.

Applicant's Justification

The applicant is applying for 2 use permits. One is to have an outdoor storage in a CG zone within the APZ-4 overlay. The second use permit is to have an auction in a CG zone. Auctions are held virtually twice a month. Ten days prior to the online auction, the commercial vehicles are set up and inspected in the APZ-4 overlay. Customers are prohibited in the APZ-4 overlay and no vehicles are allowed to be driven as part of the inspection. Customers have 10 days after the auction to pick-up the vehicles in the AE-70 overlay, where the office is located. The applicant will park 20 vehicles at a time near the office location, and will set up a scheduling system for customers to choose a pick-up time. If vehicles are not picked up within the 10 days, they are moved to a designated storage space that is also in the APZ-4 overlay.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0259	Recreational facility (exotic auto driving experience) in conjunction with an existing racetrack facility	Approved by PC	May 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0200	Allowed temporary outdoor commercial events (recreational vehicle sales) more than once a year for 21 days per event	Approved by PC	May 2019
UC-18-0098	Established temporary outdoor commercial events (recreational vehicle sales) once a year and only to operate for 20 days where 10 days is allowed per event	Approved by PC	March 2018
UC-0490-12	Recreational facility (exotic auto driving experience) with a waiver for parking reduction	Approved by PC	October 2012
VC-0757-95 (ET-0029-07)	Third extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 2007
WS-0370-03	Permit 127 foot high grandstands for the main racetrack	Approved by PC	April 2003
VC-0757-95 (ET-0196-00)	Second extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	July 2000
UC-1306-99	Expand drag-strip facilities	Approved by PC	October 1999
UC-0009-96	Drag-strip, oval racetrack, go-kart track, mountain bike track, all-terrain & motocross track, and sand drags	Approved by PC	February 1997
VC-0757-95	Waives on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 1996
ZC-633-93/ UC-634-93/ VC-635-93	Reclassified from R-U and H-2 to C-2 zoning for 1.5 mile track and motor racing facility	Approved by BCC	December 1993
UC-057-70	Original drag strip and 3/8 mile oval track	Approved by PC	October 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas & Business Employment	CG (AE-70 & AE-75)	Nevada Motor Speedway & City of North Las Vegas
South	Incorporated Clark County	PF, H-2, IL, & RS80	Nellis Air Force Base
East	City of North Las Vegas	O-L	Undeveloped
West	Business Employment	CG & RS80	Nevada Motor Speedway

Related Applications

Application Number	Request
UC-24-0089	Use permit to allow outdoor storage with waivers for buffering and screening, street landscaping, and off-site improvements; and a design review for outside storage in conjunction with an existing motor vehicle race track is a related item on this agenda.

Clark County Public Response Office (CCPRO) CE23-16314 is an active zoning violation regarding outdoor storage uses without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff finds that the auction business has been operating since the year 2000. The auction is also located on the same property as Nevada Motor Speedway. Although the auction is not specifically for race cars, the business is auctioning commercial vehicles on a property that is in conjunction to a vehicular use. Staff also finds that the proposed outdoor storage use is compatible with the surrounding area. The Las Vegas Motor Speedway complex encompasses close to 1,000 acres and neighboring properties and uses are similar to the proposed outdoor storage. Also, the applicant will allow customers to pick-up the commercial vehicles near the office area, outside the ARZ-4 overlay. This way the proposed use should not conflict with the Air Force Base. Staff can support this application.

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 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 customers shall not be allowed in the APZ-4 zoned auction set up and outdoor storage area; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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.

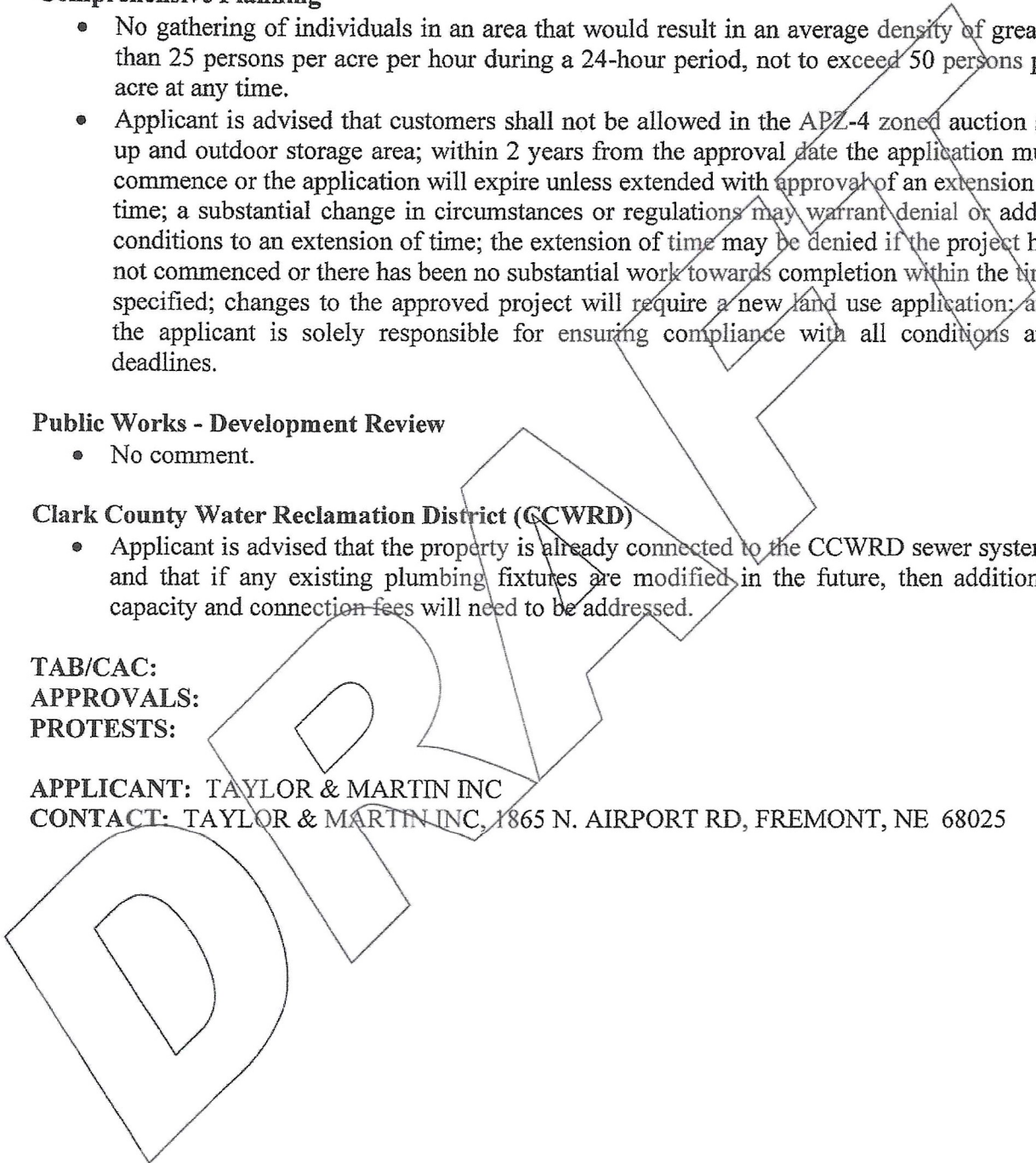
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR & MARTIN INC

CONTACT: TAYLOR & MARTIN INC, 1865 N. AIRPORT RD, FREMONT, NE 68025



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0089-NEVADA SPEEDWAY, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping; and 3) off-site improvements.

DESIGN REVIEW for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) and RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay.

Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)

RELATED INFORMATION:

APN:

123-23-701-001; 123-26-101-006; 123-26-301-002; 123-26-501-004

USE PERMIT:

1. a. Allow outdoor storage in the CG zoning district.
- b. Allow outside storage within the APZ-4 Airport Environs Overlay.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate buffering and screening along I-15 where buffering and screening is required along a freeway per Section 30.04.02.
2. a. Eliminate street landscaping along Hollywood Boulevard where required per Section 30.04.01.7.
- b. Eliminate street landscaping along Las Vegas Boulevard North where required per Section 30.04.01.7.
3. Eliminate full off-site improvements along Hollywood Boulevard where required per Section 30.04.08 (C).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7065 Speedway Blvd./6001 N Las Vegas Blvd.
- Site Acreage: 990.2 portion
- Project Type: Outdoor storage

- Parking Required/Provided: 21,793/37,966

Request & Site Plan

The plans show 4 proposed outdoor storage areas located on parcels 123-23-701-001, 123-26-301-002; and 123-26-501-004. Parcel number 123-26-101-006 is also part of this application; however, due to its residential single family zoning district classification, no outdoor storage and display use can take place there.

The site will remain as existing. Storage Area "A" is approximately 12.9 acres and its foundation is a mix of dirt and recycled asphalt. Storage Area "B" is approximately 8.4 acres and has an asphalt foundation. Storage Area "C" is approximately 37.3 acres and has a dirt foundation. Storage Area "D" is approximately 4.5 acres and has an asphalt foundation. Storage areas A & B are located along Las Vegas Boulevard North, storage area C is located along Hollywood Boulevard, and storage area D is located along Speedway Boulevard and I-15. Each of the 4 storage areas are enclosed by standard chain-link fencing without additional screening. Three of the 4 storage areas are not currently striped for ease and flexibility in configuring storage patterns as needed. The proposed storage areas will not be stacked or piled above the existing fence.

No additional parking is proposed for the requested use other than what the capacity of the storage area would allow if such areas got striped. The applicant proposes the following parking break down: storage area A provides 324 trailer-size parking stalls, 14 standard parking stalls and 2 handicap parking stalls; storage area B provides 233 trailer-size parking stalls, 11 standard parking stalls and 2 handicap parking stalls; storage area C provides 1,189 trailer-size parking stalls, 40 standard parking stalls and 2 handicap parking stalls; and storage area D provides 69 trailer-size parking stalls, 5 standard parking stalls and 1 handicap parking stall.

This request also includes several use permits, including use permit to allow outdoor storage and display with the APZ-4 Airport Environs Overlay; eliminate zoning district setbacks; eliminate screened fence or wall along an arterial or collector street or adjacent to nonindustrial use; and allow an accessory use without an indoor primary use. Additionally, the request includes waiver of development standards as follows: eliminate street landscaping and off-site improvements along Hollywood Boulevard.

Landscaping

No additional landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate landscape buffering and screening adjacent to a freeway in the Urban Area.

Applicant's Justification

For over 20 years, the Applicant has hosted various large-scale, commercial races, festivals, and events on the site. The Applicant has utilized portions of its 1,000 acres to store its equipment, vehicles, and other items outdoors as necessary to conduct business and activate such large-scale events. Similarly, the applicant requests outdoor storage of property of other third parties and/or vendors, including trailers, vehicles, Conex boxes, portable restrooms, merchandise, and other

equipment. This would allow the applicant to lease out portions of its site for outdoor storage. There would be no changes made to the existing site.

The applicant states the proposed outdoor storage will remain as existing and will not meet the minimum required setbacks. The 4 storage areas are enclosed by a chain-link fence, which provides proper separation and sufficient screening from other uses and activities on the site and from Las Vegas Boulevard North and Hollywood Boulevard. An 8 foot wall in addition to the existing fence would be redundant, unsightly, and may create unnecessary dead space susceptible to the collection of trash and other debris. Furthermore, the proposed outdoor storage areas are standalone and not secondary to an indoor primary use. The site is comprised of various components, including a main commercial racetrack, two smaller racetracks, an office building, and various maintenance buildings. However, none of these buildings are connected to the 4 proposed storage areas.

There is no existing sidewalk along Hollywood Boulevard near Storage Area C. There is presently dirt landscaping between the fence and the right-of-way. The Applicant requests a waiver to leave the landscaping as is and eliminate the landscaping. Also, there is no existing sidewalk along Las Vegas Boulevard near Storage Areas A and B. The existing landscaping in this area consists of dirt and existing palm trees in a single row. The Applicant requests a waiver to eliminate the street landscaping requirement along Las Vegas Boulevard North and to keep the existing row of palm trees as is.

A waiver for full off-site improvements along Hollywood Boulevard is requested to leave the area existing. There is no sidewalk along Hollywood Boulevard near Storage Area C. Further, there is very little, if any, pedestrian activity in this area. Lastly, there are no main public ingress/egress points from the site along this stretch of Hollywood Boulevard. The proposed outdoor storage use will not increase the need for additional customer parking on site. The Applicant provides enough parking to adequately conduct the storage of vehicles and other equipment in each of the storage areas and conduct business as usual throughout the site. In addition, any excess parking available within the 4 outdoor storage areas can service speedway employees and vendors working throughout the site. Based on the 37,966 total parking spaces provided throughout the site and the additional spaces in each storage area, additional parking spaces are not necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0259	Recreational facility (exotic auto driving experience)	Approved by PC	May 2019
UC-19-0200	Allow temporary outdoor commercial events (recreational vehicle sales) more than once a year for 21 days per event	Approved by PC	May 2019
UC-18-0098	Establish temporary outdoor commercial events (recreational vehicle sales) once a year and only to operate for 20 days where 10 days is allowed per event	Approved by PC	March 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0490-12	Recreational facility (exotic auto driving experience) and parking reduction waiver	Approved by PC	October 2012
VC-0757-95 (ET-0029-07)	Third extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 2007
WS-0370-03	Permit 127 foot high grandstands for the main racetrack	Approved by PC	April 2003
VC-0757-95 (ET-0196-00)	Second extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	July 2000
UC-1306-99	Expand drag-strip facilities	Approved by PC	October 1999
UC-0009-96	Drag-strip, oval racetrack, go-kart track, mountain bike track, all-terrain & motocross track, and sand drags	Approved by PC	February 1997
VC-0757-95	Waive on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway – expired	Approved by PC	May 1996
ZC-633-93/ UC-634-93/ VC-635-93	Reclassified from R-U and H-2 to C-2 zoning for 1.5 mile track and motor racing facility	Approved by BCC	December 1993
UC-057-70	Original drag strip and 3/8 mile oval track	Approved by PC	October 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas	M-2	Developed
South	Nellis Air Force Base	PF, RS80, IL & IH	Nellis Air Force Base
East	City of North Las Vegas	O-L	Undeveloped
West	Business Employment & City of North Las Vegas	IH, IL & M-2	Office/warehouses, outdoor storage yards, & undeveloped

Related Applications

Application Number	Request
UC-24-0078	A request for auction and outdoor storage on a portion of the speedway is a related item on this agenda.

Clark County Public Response Office (CCPRO)

CE23-16314 is an active zoning violation regarding outdoor storage uses without permits. This violation is related to parcel number 123-26-501-004 only.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff does not foresee any detrimental consequences to the lack of screening and buffering since this proposed outdoor storage area, along I-15, is a small portion of the site. Additionally, the request to eliminate landscape requirement along Las Vegas Boulevard North and Hollowood Boulevard will be in keeping with the existing landscape conditions of the area. The surrounding business are industrial and warehousing in nature with minimal landscaping to allow the maneuvering of equipment and such. Therefore, staff can support these requests.

Design Review

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

Use Permit #1 & Design Review

Staff finds that the proposed outdoor storage use is compatible with the surrounding area. The Las Vegas Motor Speedway is used for racetrack purposes, and other uses which require multiple storage areas on-site. The Las Vegas Motor Speedway complex encompasses close to 1,000 acres and neighboring properties and uses are similar to the one proposed outdoor storage. The request also complies with the Clark County Master Plan policy SM-5.2 which encourages patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. The proposed use should not conflict with the Air Force Base as this outdoor

storage area will not be manned. Users will place the items on the designated area and vacate the area. Therefore, not contributing to the large gathering of individuals within the APZ-4 zone. Although the applicant is not providing screening fences or walls, the area around the site is similar in nature to the outdoor storage. Staff does not foresee any detrimental consequences regarding the lack of screening and buffering from the rights of ways. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3

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. Furthermore, full off-sites exist on Hollywood Boulevard to the north. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permit, waivers of development standards #1 and #2, and the design review; denial of waivers of development standards #3.

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 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 outside storage is not allowed in the residential zoned districts within the site; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions).

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: NEVADA SPEEDWAY, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, 650, LAS VEGAS, NV 89135

DRAFT

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

Robert J. Gronauer
rgronauer@kcnvlaw.com

March 6, 2024

VIA ONLINE SUBMITTAL

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

PLANNER
COPY
UL-24-0089

Re: Justification Letter – Design Review, Use Permit & Waiver of Development Standards

Applicant: Nevada Speedway, LLC dba Las Vegas Motor Speedway

*APNs: 123-23-701-001,
123-26-501-004,
123-26-301-002, and
123-26-101-006*

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is generally located at the intersection of Hollywood Boulevard and Las Vegas Boulevard, just south of Interstate-15. The property is more particularly described as APNs: 123-23-701-001, 123-26-501-004, 123-26-301-002, and 123-26-101-006 (the "Site"). The Site is currently master planned Business Employment (BE) and zoned Commercial General (CG).

To the north of the Site is Interstate-15, and beyond that is a vehicle auction site within the Industrial Heavy (IH) zoning district. The southern property line abuts Las Vegas Boulevard. Across Las Vegas Boulevard to the south is vacant land on Nellis Air Force Base, in the following various zoning districts: General Highway Frontage (H-2), Public Facility (PF), Residential Single-Family (RS80), and Industrial Light (IL). To the east is additional vacant land in the Open Land (OL) zoning district. To the west of the Site are various commercial and industrial properties zoned Commercial General (CG), Industrial Light (IL), Industrial Heavy (IH), and Open Land (OL).

For over 20 years, the Applicant has hosted various large-scale, commercial races, festivals and events on the Site, including NASCAR and the Electric Daisy Carnival to name a few. To facilitate this use, the Applicant has utilized portions of its 1,000+ acres to store its equipment, vehicles, and other items outdoors as necessary to conduct business and activate such large-scale events.

March 6, 2024

Page 2

Design Review - Outside Storage

The Applicant is requesting a Design Review of the four (4) outside storage areas within the Site. The Site will remain as is subject to the following use permit and waivers of development standards more fully explained below. Storage Area "A" is approximately 12.9 acres and its foundation is a mix of dirt and recycled asphalt. Storage Area "B" is approximately 8.4 acres and has an asphalt foundation. Storage Area "C" is approximately 37.3 acres and has a dirt foundation. Storage Area "D" is approximately 4.5 acres and has an asphalt foundation. Each of the four storage areas are enclosed by standard chain link fencing without additional screening. Three of the four storage areas are not currently striped for ease and flexibility in configuring storage patterns as needed. The proposed storage areas will not be stacked or piled above the existing fencing in accordance with 30.03.07(D)(4)(C).

Design Review – No Sustainability Measures Provided

The Applicant further requests a Design Review under 30.06.05(B) because no sustainability measures will be provided. This application pertains to existing outside storage throughout the Applicant's entire property. There will be no modifications or additions to what is already onsite and in use. Requiring sustainability measures to the existing storage areas would be unfeasible and untenable given the sustainability measures provided in Title 30.

Special Use Permit

Outdoor storage is permitted with conditions in the CG zoning district upon approval of a Special Use Permit. Further, the Site is located within the APZ-4 overlay, which requires a Use Permit for outdoor storage per Table 30.02.7. The Applicant requests a Special Use Permit for outdoor storage applicable to the entire property.

By way of background, the Applicant currently stores vast quantities of its own equipment and vehicles for use in the activation of events held at the Site as permitted by Section 30.03.07(D)(4)(i)(e). The Site is and has been suitable for the Applicant's outdoor storage practices given the location, size and scope of the property. However, the Applicant requests this Special Use Permit specifically for outdoor storage of property of other third parties and/or vendors, including trailers, vehicles, Conex boxes, portable restrooms, merchandise and other equipment. A special use permit for outdoor storage will then allow the Applicant to lease out portions of its Site for outdoor storage and remain in compliance with Title 30. There would be no changes made to the existing Site.

March 6, 2024

Page 3

The Applicant requests a special use permit because the Site does not comply with the following conditions under 30.03.07(D)(4):

(a): Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, Zoning Districts. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by a fence or wall;

- **The proposed outdoor storage will remain as is and will not meet the minimum setbacks required by 30.04.02(C).**

(b): Outdoor storage and display shall be screened from any arterial or collector street right-of-way and from any adjacent nonindustrial use with a screened fence or wall; and

- **The four proposed storage areas are currently surrounded by chain link fencing. The Applicant will not be providing a wall or additional screening measures.**

(d): In CG and IP districts, shall be accessory to any indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkway.

- **The proposed outdoor storage areas are standalone and not secondary to an indoor primary use. The Site is comprised of various components, including a main commercial racetrack, two smaller racetracks, an office building, and various maintenance buildings. However, none of these buildings are connected to the four proposed storage areas.**

Waivers of Development Standards

Waiver #1 – Landscape Buffer and 8-foot Decorative Wall

Under Title 30’s *Buffering and Screening* requirements, a 15-foot landscape buffer with an 8-foot decorative wall is required around each outside storage area. The four storage areas are enclosed by a chain link fence, which provides proper separation and sufficient screening from other uses and activities on the Site and from Las Vegas Boulevard and Hollywood Boulevard. Further, an 8-foot wall in addition to the fencing would be redundant, unsightly, and may create unnecessary dead space susceptible to the collection of trash and other debris. Therefore, the Applicant is requesting a waiver to the landscape and buffering requirements for all four storage areas.

March 6, 2024

Page 5

“C,” are not striped to allow for flexibility in storage uses and configurations as they change over time. The above “provided parking” figures for each of the storage areas demonstrate how much parking *could be provided* in the allotted spaces if necessary.

The overall Site provides more than ample parking onsite. As of February 2024, the Applicant provides a total of 37,966 parking spaces where 21,793 spaces are required. *See Parking Analysis on Site Plan.* The total parking provided considers the specific requirement for each separate component on the Site as shown on the parking analysis.

The proposed outdoor storage use will not increase the need for additional customer parking on Site. The Applicant provides enough parking to adequately conduct the storage of vehicles and other equipment in each of the storage areas and conduct business as usual throughout the Site. In addition, any excess parking available within the four outdoor storage areas can service Speedway employees and/or vendors working throughout the Site. Based on the 37,966 total parking spaces provided throughout the Site and the additional spaces in each storage area, additional parking spaces are not necessary.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer