



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 28, 2022

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: Alexandria Malone, Chairperson
 Paul Thomas, Vice-Chair
 Earl Barbeau, Member
 Max Carter II 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.covinton@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/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 April 14, 2022. (For possible action)
- IV. Approval of the Agenda for April 28, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

05/03/22 PC

- 1. **TM-22-500052-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 4.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southwest corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/al/jo (For possible action) **05/06/22 PC**
- 2. **UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:**
USE PERMIT to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action) **05/06/22 PC**

05/17/22 PC

- 3. **PA-22-700002-LGI HOMES-NEVADA, LLC:**
PLAN AMENDMENT to amend Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from 100 feet to 80 feet for Hollywood Boulevard. Generally located on Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard within Sunrise Manor. MK/gt (For possible action) **05/17/22PC**
- 4. **VS-22-0158-LGI HOMES-NEVADA, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rk/jo (For possible action) **05/17/22PC**
- 5. **UC-22-0170-MEJIA, LANEA MARIE & GUSTAVO JR.:**
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Stewart Avenue, east of Mount Gravatt Court within Sunrise Manor. TS/jor/syp (For possible action) **05/17/22PC**
- 6. **WS-22-0156-WHITING VEGAS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following; **1)** non-decorative metal siding in an urban area; and **2)** mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/jo (For possible action) **05/17/22PC**

05/18/22 BCC

7. **ET-22-400037 (UC-19-0992)-GONZALEZ, ISRAEL:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** tire sales and installation; **2)** reduced setback to residential use; and **3)** waive screening for roll-up doors.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; and **3)** modified driveway design standards.
DESIGN REVIEW for a tire sales and installation facility on 0.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 750 feet west of Sloan Lane within Sunrise Manor. MK/jud/syp (For possible action) **05/18/22 BCC**

8. **WS-22-0179-ISU, INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** access to a local street; **3)** landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action) **05/18/22 BCC**

9. **ZC-22-0183-ROBINSON, RICHARD DON & MARY D. & SCHUMACHER, COLLEEN K. TRUST:**
ZONE CHANGE to reclassify 5.1 acres in an R-E (Rural Estates Residential) (AE-75 & APZ-2) Zone to an M-D (Design Manufacturing) (AE-75 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping requirements; **2)** throat depth; and **3)** departure distance.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. WM/sd/jo (For possible action) **05/18/22 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 12, 2022.

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

April 14, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Max Carter- EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Planning- Jared Tasko
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 10, 2022 Minutes

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

IV. Approval of Agenda for April 14, 2022

Moved by: Mr. Barbeau
Action: Approved with Items #1 & #5 being held.
Vote: 3-0/Unanimous

V. Informational Items: Ms. Martinez informed everyone that Commissioners Segerblom & Gibson will be hosting a job fair April 15, 2022 9am-2pm at the Las Vegas Government Center -West Wing. There will be career & resume services. Also applications are being accepted online at: www.clarkcountynv.gov Until May 10th for a position on the Sunrise Manor Town Advisory Board- applicant must live in Sunrise Manor.

VI. Planning & Zoning

04/19/22 PC

1. **UC-22-0041-LERMA HERMELINDA R:**
HOLDOVER USE PERMITS for the following: **1)** allow accessory structures not architecturally compatible with the principal structure; **2)** allow alternative design standards; and **3)** allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** building separation; and **3)** allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/ja (For possible action) **04/19/22PC**

ITEM HELD PER APPLICANTS REQUEST UNTIL MAY 31, 2022

2. **UC-22-0124-ALVAREZ LAURENCIO:**
USE PERMITS for the following: **1)** allow agricultural – livestock, large not in Community District 5; **2)** allow a non-decorative roof; and **3)** increase the square footage of accessory buildings in conjunction with a principal structure.
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (manufactured home) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jvm/jo (For possible action) **04/19/22PC**

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 3-0/Unanimous

3. **WS-22-0080-MCCALL DEBRA L:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/sd/syp (For possible action) **04/19/22PC**

Moved by: Mr. Thomas

Action: Approved

Vote: 3-0/Unanimous

04/20/22 BCC

4. **ET-22-400025 (UC-19-0988)-NEW ANTIOCH CHRISTIAN FELLOWSHIP:**
USE PERMIT FIRST EXTENSION OF TIME for a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for increased building height.
DESIGN REVIEW for a place of worship on a portion of 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Owens Avenue and the east side of Radwick Drive within Sunrise Manor. TS/bb/syp (For possible action) **04/20/22 BCC**

Moved by: Mr. Thomas

Action: Denied

Vote: 3-0/Unanimous

05/03/22 PC

5. **UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:**
USE PERMIT to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action) **05/03/22 PC**

ITEM HELD PER APPLICANTS REQUEST UNTIL APRIL 28 2022

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair-JUSTIN JONES, Vice-Chair

MARILYN KIRKPATRICK-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM
Yolanda King, County Manager

6. **WS-22-0100-ESQUEDA HECTOR & SOLIS REBECA:**
WAIVER OF DEVELOPMENT STANDARDS to allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located south of Monroe Avenue and west of Radwick Drive within Sunrise Manor. TS/jgh/syp (For possible action) **05/03/22 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

05/04/22 BCC

7. **UC-22-0086-COPART ARIZONA, INC:**
USE PERMIT to allow an area used for storing motor vehicles to be unpaved.
DESIGN REVIEW for an outside storage facility on 10.4 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the north side of Alto Avenue and the east side of Bledsoe Lane (alignment) within Sunrise Manor. MK/jt/jo (For possible action) **05/04/22 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

8. **WS-22-0147-LV JUDSON, LP:**
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) **05/04/22 BCC**
Moved by: Mr. Thomas
Action: Approved Design Review, Waivers 1 & 2, Denial of #3 curb, gutter, sidewalk & partial paving. Approval Of Street lights & additional conditions added.
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: A neighbor expressed concern about street racing/donuts in Sunrise Manor. www.raid@lvmpd.com is a site that complaints can be made & pictures can be downloaded.

IX. Next Meeting Date: The next regular meeting will be April 28, 2022

X. Adjournment
The meeting was adjourned at 8:47pm

05/03/22 PC AGENDA SHEET

CHEYENNE & WALNUT
(TITLE 30)

CHEYENNE AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500052-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 4.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the southwest corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/al/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-102-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.7
- Number of Lots: 1
- Lot Size: 4.7 acres
- Project Type: Industrial subdivision

The site has frontage along Cheyenne Avenue and Walnut Road. The site was reclassified to an M-D zone to be developed as a distribution center with access from Walnut Road. The plan depicts a 1 lot industrial subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0466	Reclassified the site to an M-D zoning	Approved by BCC	October 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-3 & C-2	Convenience store with gasoline sales & multiple family residential
South	Business Employment	R-3	Multiple family residential
East	Business Employment	M-D	Distribution center under development
West	Business Employment	C-2	Shopping Center

STANDARDS FOR APPROVAL:

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

Analysis

Current 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:

Current 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

- Comply with approved drainage study PW21-18205;
- Right-of-way dedication to include 54 foot property line radius on the northeast corner of the site.

Current Planning Division - Addressing

- 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 #0055-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROSALINDA MEADOR-APARICIO

CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC, 6030
SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

05/03/22 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

SARI DR/LINDEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:

USE PERMIT to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-35-210-065

USE PERMIT:

Increase the area of an accessory apartment to 1,786 square feet where a maximum 1,500 square feet is allowed per Table 30.44-1 (a 19% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 499 Sari Drive
- Site Acreage: 0.5
- Project Type: Accessory apartment
- Building Height (feet): 20 (front elevation)/30 (rear elevation)
- Square Feet: 3,184 (residence)/1,786 (accessory apartment)

Site Plan & Request

The plan depicts an existing single family residence that is centrally located on the parcel. There are 2 driveways from Sari Drive with the residence set back over 40 feet from the front property line. The proposed accessory apartment is located within the existing walk-in basement and is not visible from the street.

Landscaping

The plan depicts existing landscaping in the front yard and there are no changes proposed with this request.

Elevation

The plan depicts the existing residence is comprised of 3 levels. The 2 upper levels are visible from the street (front) and has an overall height of 20 feet, and a walk-out basement level is visible from the rear elevation (west) creating an overall height of 30 feet. Access to the accessory apartment is from an existing stairwell located on the north elevation of the residence.

Floor Plans

The existing residence consists of 3 levels, including the basement that will be used for the accessory apartment. There is no direct access from the living area on the upper levels. The proposed 1,786 square foot accessory apartment includes 4 bedrooms, 2 bathrooms, and an open living/dining area.

Applicant's Justification

The applicant indicates that the proposed use is necessary to have a single level living area due to health and mobility issues. Additionally, the applicant's extended family will live in the upper levels of the residence so that they may provide care to the owner.

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

Current Planning

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 proposed use is in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and of Title 30 when considering the grade of the lot and that there is no additional exterior construction proposed. The proposed use and size of the structure will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The accessory apartment combined with the single family residence will have a negligible result to the surrounding neighborhood; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HUMA FAHIM

**CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD, STE 418,
LAS VEGAS, NV 89128**

05/17/22 PC AGENDA SHEET

PLAN AMENDMENT
(MASTER PLAN)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-22-700002-LGI HOMES-NEVADA, LLC:

PLAN AMENDMENT to amend Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from 100 feet to 80 feet for Hollywood Boulevard.

Generally located on Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard within Sunrise Manor. MK/gt (For possible action)

RELATED INFORMATION:

APN:
140-14-301-004; 140-14-301-005; 140-14-301-007

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

This is a request to reduce the right-of-way width of Hollywood Boulevard between Alto Avenue and Lake Mead Boulevard from 100+ feet to 80+ feet on Northeast (Las Vegas) Valley Transportation Map of the Clark County Master Plan.

Applicant's Justification

The applicant states that as a condition of NZC-21-0562, it was required to work with Public Works Staff and the Commissioner's Office on the reduction of Hollywood Boulevard to accommodate a 10-foot-wide sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0562	Reclassified this site to R-2 zoning for a single family residential development	Approved by BCC	December 2021
TM-21-500158	238 residential lots on 36.3 acres	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500141	212 single family lots - expunged	Approved by BCC	September 2019
VS-19-0543	Vacated portions of rights-of-way being Hollywood Boulevard and Alto Avenue in order to provide detached sidewalks	Approved by BCC	September 2019
NZC-18-0968	Reclassified a portion of this site (32.3 acres) to R-2 zoning for a single family residential and 6.6 acres to R-3 zoning for a senior housing complex - expunged	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Single family residential
South	Public Use	P-F	Middle school & high school
East	Public Use	P-F	Park/ball fields (Shadow Rock Park)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-22-0158	A request to vacate and abandon a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue 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

Community Planning

Staff finds the request for a Collector Street designation is appropriate for this section of Hollywood Boulevard.

Staff Recommendation

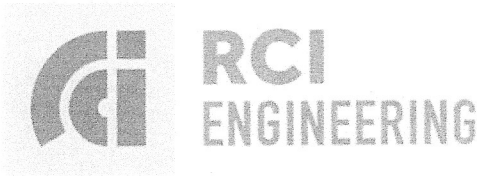
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.m., unless otherwise announced.

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.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LGI HOMES-NEVADA LLC
CONTACT: CHRIS THOMPSON, RCI ENGINEERING, 500 S RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



March 14, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

PA 22-70 doc

**RE: Transportation Element Amendment
Project Description and Justification Letter
Hollywood Springs - by LGI Homes**

This letter has been prepared in support of a Transportation Element Amendment for Hollywood Boulevard. This amendment is being requested to support the development of the Hollywood Springs single family residential subdivision.

Project Description

The Previously approved Hollywood Springs development, NZC21-0562 and TM21-0158, is located on the east side of Hollywood Boulevard between Alto Avenue on the north and the Bailey Middle School and Sunrise Mountain High School on the south. The current assessor's parcel numbers are 140-14-101-001 and a portion of 002. The development will consist of 238 single family residential units. The Project site extends along approximately 1430 feet of Hollywood Boulevard frontage, the area of request with this amendment.

As a condition of the approval of NZC21-0562 it was required that the applicant work with Public Works Staff and the Commissioner's office on the reduction of Hollywood Boulevard to accommodate a 10-foot-wide sidewalk. It was determined by Public Works Staff that a vacation would be required which has in turn resulted in the need to amend the Transportation Element, the nexus for this application. The development will construct a separated 10-foot-wide concrete sidewalk with a 5-foot-wide landscape strip on each side for a 20 foot wide parkway section.

Amendment Justification

This Amendment is benign requested to bring the transportation element into conformance with the Clark County planned roadway section for this portion of Hollywood Boulevard. Additionally, Commissioner Kirkpatrick's office has related that her office has worked with the residents in the area to provide increased connectivity through the widened sidewalk section and to provide traffic calming through a reduced roadway section. Finally, the request is a requirement of the Hollywood Boulevard right of way vacation application required by Clark County Public Works and in process with this application.



Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,

RCI Engineering

A handwritten signature in black ink, appearing to be 'CT' or similar initials.

Chris Thompson, P.E.
Principal

05/17/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0158-LGI HOMES-NEVADA, LLC:

VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rk/jo
(For possible action)

RELATED INFORMATION:

APN:
140-14-301-004; 140-14-301-005; 140-14-301-007

LAND USE PLAN:
SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

This request is for the vacation of a public right-of-way for the Hollywood and Alto Subdivision, generally located on the southeast corner of Hollywood Boulevard and Alto Avenue. This application will serve to vacate a 5 foot wide portion of the east side of the existing dedication of Hollywood Boulevard, which extends the length of the projects western boundary. The vacation will be the eastern most 5 feet of the existing 95 foot wide public right-of-way. This vacation is a result of a condition of approval placed upon NZC-21-0562 which requires the reduction of Hollywood Boulevard to accommodate a 10 foot wide sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0562	Reclassified this site to R-2 zoning for a single family residential development	Approved by BCC	December 2021
TM-21-500158	238 residential lots on 36.3 acres	Approved by BCC	December 2021
TM-19-500141	212 single family lots - expunged	Approved by BCC	September 2019
VS-19-0543	Vacated portions of rights-of-way being Hollywood Boulevard and Alto Avenue in order to provide detached sidewalks	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0968	Reclassified a portion of this site (32.3 acres) to R-2 zoning for a single family residential and 6.6 acres to R-3 zoning for a senior housing complex - expunged	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Single family residential
South	Public Use	P-F	Middle school & high school
East	Public Use	P-F	Park/ball fields (Shadow Rock Park)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
PA-22-700002	Plan amendment to amend the Transportation Element for Hollywood Avenue (between Alto Avenue and Lake Mead Boulevard) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way to accommodate a reduced width of Hollywood Boulevard together with a 10 foot wide sidewalk.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 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:

Current 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

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

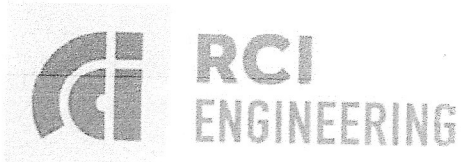
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



January 13, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

RE: **Vacation Application Justification Letter**
Hollywood Springs - by LGI Homes

This letter has been prepared in support of a vacation of Public Right of way for the Hollywood and Alto Subdivision, generally located on the southeast corner of Hollywood Boulevard and Alto Avenue. This application will serve to vacate a 5' wide portion of the east side of the existing dedicated Clark County Public Right of Way, Hollywood Boulevard, which extends the length of projects western boundary.

Vacation Justification

The Clark County Public Right of Way being requested for vacation is the eastern most 5 feet of the existing 95-foot wide public right of way. This vacation is a result of a condition of approval placed upon NZC-21-0562 which requires the reduction of Hollywood Boulevard to accommodate a 10-foot wide sidewalk on the eastern side of the roadway.

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2101.

Sincerely,
RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson'.

Chris Thompson, P.E.
Principal

05/17/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

STEWART AVE/MOUNT GRAVATT CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0170-MEJIA, LANEA MARIE & GUSTAVO JR.:

USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Stewart Avenue, east of Mount Gravatt Court within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-213-003

USE PERMIT:

Allow a proposed detached garage (2,040 square feet) to exceed one half the building footprint of the principal structure (2,048 square feet) where 1,024 square feet is the maximum allowed (a 99 % increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 434 Mount Gravatt Court
- Site Acreage: 0.5
- Project Type: Proposed detached garage
- Number of Stories: 2 (Existing principal residence)/1 (proposed detached garage)
- Building Height (feet): 22 feet, 10 inches (Proposed detached garage)
- Square Feet: 3,496 (Existing principal residence)/2,040 (Proposed detached garage)

Site Plan

The site plan depicts an existing single family residence on 0.5 acres. The residence is located on the northern half of the parcel with the driveways located along the west property line. The applicant is proposing to construct a detached garage set back 32 feet south from the principal residence, 5 feet, 6 inches from the east property line, 7 feet, 10 inches from the south property line, and 45 feet from the west property line.

The existing principal residence has an overall area of 3,496 square feet. The applicant is proposing a 2,040 square foot detached garage, which exceeds one half the building footprint of the principal residence. Per Title 30, a 1,024 square foot accessory structure is the maximum allowed per Title 30 (a 99 % increase).

Landscaping

There is existing landscaping along the west property line (front yard) and within the rear yard area. Additional landscaping is neither proposed nor required with this request.

Elevations

The elevation plans show a detached garage with an overall height of 22 feet, 10 inches. The north facing elevation will include a sliding glass door and a standard exterior door. The south facing elevation will include 1 roll-up door. The east facing elevation will include the exterior finish only and does not include any doors or windows. The west facing elevation will include 1 standard garage door. The elevation plan shows that all exterior finishes (stucco and roof tiles) will match the principal residence.

Floor Plans

The floor plan for the proposed detached garage includes 1 bathroom, and the remaining area of the floor plan is the proposed garage. The overall area of the proposed structure is 2,040 square feet.

Applicant's Justification

Per the applicant, the Use Permit is to allow a proposed detached garage to exceed one half the footprint of the existing main residence. The subject parcel is 0.5 acres and is large enough to accommodate a detached garage of 2,040 square feet. The idea of constructing an addition to the residence was entertained; however, this would require the applicant to relocate utility lines from the street and the proposed square footage goal of the garage would not be attained. The layout of the property lends itself well to the proposed size detached garage in the area shown on the proposed plans.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1677-02	Increased block wall height within an 18 lot single family residential subdivision	Approved by PC	February 2003
TM-0286-02	18 lot single family residential subdivision with 2 common elements	Approved by PC	August 2002
UC-0979-02	Allowed a gated Planned Unit Development (PUD) of 18 single family residential lots with 2 common elements	Approved by PC	August 2002

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. Staff finds that the proposed detached garage will negatively impact the surrounding residences. The applicant has not proposed any mitigation for the relaxed standard of increasing the allowable accessory structure by almost double the allowable size, in addition, it does not appear that there are any other accessory structures of this size in the subdivision where this structure is being proposed.

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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BYDESIGN GENERAL CONTRACTING, LLC

CONTACT: BYDESIGN GENERAL CONTRACTING, 6445 WEST SUNSET ROAD, #144,
LAS VEGAS, NV, NV 89118

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 type="checkbox"/> ZONE CHANGE <input 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 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>UC-22-0170</u> DATE FILED: <u>3/22/2022</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SUNRISE</u> TAB/CAC DATE: <u>4/28/22</u> PC MEETING DATE: <u>MAY 17, 2022</u> BCC MEETING DATE: _____ FEE: <u>\$1075</u>
	PROPERTY OWNER NAME: <u>GUSTAVO MEJIA</u> ADDRESS: <u>434 N. GRAVATT COURT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-379-4693</u> E-MAIL: <u>GUSTO.MEJIA1120@GMAIL.COM</u>
	APPLICANT NAME: <u>BY DESIGN GENERAL CONTRACTING, LLC</u> ADDRESS: <u>6445 N. SUNSET RD #144</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>800-292-0552</u> E-MAIL: <u>NICK@BYDESIGNAL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>NICK DUSSE</u> ADDRESS: <u>6445 N. SUNSET RD #144</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>800-292-0552</u> E-MAIL: <u>NICK@BYDESIGNAL.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-34-213-003

PROPERTY ADDRESS and/or CROSS STREETS: 434 N. GRAVATT CT LAS VEGAS NV 89110

PROJECT DESCRIPTION: DETACHED GARAGE - USE PERMIT

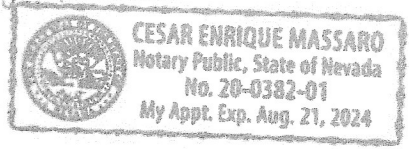
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Gustavo Mejia Gustavo Mejia
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 15, 2022 (DATE)

By GUSTAVO MEJIA JR
 NOTARY PUBLIC: [Signature]



*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.

BYDESIGN

GENERAL CONTRACTING LLC

LICENSE# 0088220 (B)

Clark County Building Department

4701 W. Russell Road

Las Vegas, NV 89119

Attn: Department of Comprehensive Planning

Re: Land Use Application – Justification Letter

UC-22-0170

APN #: 140-34-213-003

Project Address: 434 N. Mount Gravatt Ct, Las Vegas, NV 89110

To Whom it May Concern,

We are applying for a Use Permit to allow a proposed detached garage to exceed ½ the footprint of the existing main residence. Our parcel is ½ Acre and our property is large enough to accommodate a Detached Garage of 2,040 square feet with the current main house consisting of 2,048 square feet. We have entertained the idea of doing an addition to our home to allow for an Attached Garage but this would require us to relocate our utility tie ins from the street and also we would not be able to get same square footage that we are requesting. The layout of our property lends itself well to our proposed size detached garage in the area shown on the proposed plan.

Thank you in advance for your consideration!



Gustavo Meija, Jr.

owner

Title

3-6-22

Date



Nick Dusoe- ByDesign General Contracting, LLC

Contractor

03.04.2022

Title

Date

05/17/22 PC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

VEGAS VALLEY DR/TREE LINE DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0156-WHITING VEGAS:

WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following; 1) non-decorative metal siding in an urban area; and 2) mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:
161-10-602-004

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1. (a 100% decrease).

DESIGN REVIEWS:

1. Allow non-decorative metal siding in an urban area where prohibited per 30.65-2.
2. Mini-warehouse facility.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6418 Vegas Valley Drive
- Site Acreage: 6.1
- Project Type: Mini-warehouse
- Number of Stories: 1 to 2
- Building Height (feet): 11 feet 9 inches to 23 feet 6 inches
- Square Feet: 123,739
- Parking Required/Provided: 5/5

Site Plan

The plan shows a mini-warehouse complex with 9 proposed buildings centrally located on the 6.1 acre site. Setbacks for the mini-warehouse buildings are 20 feet for the northern property line, 31 feet on the eastern side, 29 feet along Vegas Valley Drive, and 20 feet along Tree Line Drive. Access to the mini-warehouse facility is provided from Tree Line Drive. Five parking spaces are located to the north of the office.

Landscaping

The plan indicates an attached sidewalk with landscaping per figure 30.64-13 along Tree Line Drive and a 5 feet 6 inches landscape area along the north and eastern side of the site. A detached sidewalk with a 19 foot wide landscape area is located along Vegas Valley Drive.

Elevations

The mini-warehouse facility consists of 11 foot 9 inch high single story buildings with the only second story being Building #1 with the office and manager's unit. The entire facility is proposed to be metal buildings with gray siding, metallic rooftops, and burgundy accents for the unit doors.

Floor Plans

The plans show Building #1 with an office, manager's unit, 10 foot by 30 foot units, and a portion of the building on the south side with smaller internal units. The floor plans for each building consist of warehouse and storage space for personal belongings. Below is a table reflecting the area of the buildings:

Building Area	Square Feet
Building 1	15,045
Building 2	7,406
Building 3 & 5	24,750 each
Building 4 & 6	13,750 each
Building 7	11,250
Building 8	6,163
Building 9	6,875
Total Building Area (1 through 9)	123,739

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the design review with a waiver for a mini-warehouse facility. The applicant indicates that the proposed design review for non-decorative metal is appropriate for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1284-97	50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Reclassified from M-1 to M-2 zoning - expired	Approved by BCC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-2	Single family residential
South	Compact Neighborhood	R-3	Multiple family residential
West	Business Employment	M-2	NV Energy facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Reviews

The design of the proposed mini-warehouse is consistent with similar developments in this area. Through thoughtful site design any visual impact on the surrounding area will be minimal. The design of the buildings and the landscape areas will mitigate the impact of this facility on abutting residential developments in this area. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the height of the mini-warehouse buildings, due to the single family residential development located to the north and east of the site. The 2 story portion of the project is adjacent to Tree Line Drive, farther from the residential. Although the metal buildings are not decorative in nature, the facility will have consistent coloring. Staff finds that the design of the site and mitigation measures have been incorporated into the design of the site; however, since Public Works cannot support the waiver of throat depth, staff cannot support the design reviews.

Public Works - Development Review

Waiver of Development Standards

A site redesign would allow for the commercial driveway to meet the minimum throat depth standards. Vehicles entering the site will face immediate conflicts with parking spaces on both sides of the driveway and a gated entry adjacent to the parking. A vehicle queueing to enter the gate will block several parking spaces while the gate opens. The gate and the parking location will create a hazardous condition with vehicles stacking into the right-of-way. Traffic volumes continue to increase in this area of Sunrise Manor, as evidenced by the Vegas Valley improvement project and the Tree Line/Vegas Valley intersection and traffic signal project. Any impediment to the safe flow of traffic may result in vehicular collisions.

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:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Traffic Division and to dedicate any necessary right-of-way and easements for the Vegas Valley and Tree Line intersection improvement and traffic signal improvement projects;
- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Vegas Valley improvement project;
- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0143-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLAMLAC INVESTOR, LLC

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVE., SUITE 120, LAS VEGAS, NV 89117

APR 21-101474



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 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"/> 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>WS-22-0156</u> DATE FILED: <u>3/15/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>4/28/22</u> PC MEETING DATE: <u>5/17/22</u> BCC MEETING DATE: _____ FEE: <u>\$1150</u>
	PROPERTY OWNER NAME: <u>Whiting Vegas</u> ADDRESS: <u>6418 Vegas Valled Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: <u>530-613-0507</u> CELL: _____ E-MAIL: <u>andrew.clamlac@gmail.com</u>
	APPLICANT NAME: <u>Clamlac Investor, LLC</u> ADDRESS: <u>2113 S Cimarron Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>IZ design studio</u> ADDRESS: <u>7229 W Sahara Ave #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-441-0026</u> CELL: _____ E-MAIL: <u>zach@izdesignstudio.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-10-602-004

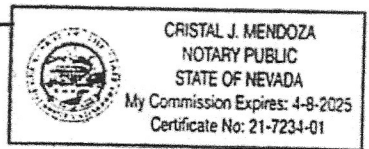
PROPERTY ADDRESS and/or CROSS STREETS: 6418 Vegas Valley Drive, Vegas Valley Dr. and Tree Line Dr.

PROJECT DESCRIPTION: Mini-Warehouse storage units

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

[Signature] Craig C Whiting
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON November 2 2021 (DATE)
 By Craig C Whiting
 NOTARY PUBLIC: Cristal J Mendosa



*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.

November 23, 2021

Attn: Planner, Clark County Planning
Re: Mini-Warehouse Design Review, APN: 161-10-602-004

**PLANNER
COPY**
WS-22-0156

To Whom It May Concern:

The owner of parcel number 161-10-602-004, located at the corner of Vegas Valley Drive and Tree Line Drive would like to develop a mini-warehouse facility. We are submitting the attached drawings and application for a design review related to the use on this parcel.

We are proposing nine separate buildings on site. Building 1 will include the office, manager's unit, and storage. The remaining nine buildings will only contain storage.

We are proposing to break the project into 2 phases, the first phase will include odd numbered buildings (1,3,5, 7, and 9) and the second phase will include even numbered buildings (2, 4, 6, and 8).

The buildings will be built with decorative metal siding and decorative metal roofs.

Street Landscape will be per 30.64-17 with a detached sidewalk along Vegas Valley drive, tying into the residential development to the east. Along Tree Line Drive, we will have an attached sidewalk to match the condition to the north of the property. We will provide a 5.5 foot landscape buffer along the north and east property lines which will be placed against the existing 6' minimum decorative buffer walls between this property and the existing residential developments.

Drive aisles throughout the storage facility will provide a minimum of 27 feet between units and landscape areas.

Existing zoning is M-1, Light Manufacturing District, and our proposed Mini-Warehouse use is a permitted use within this zone.

We are requesting a Design Review including: a waiver of standards for throat depth to reduce from the required 25 feet to a proposed zero feet as shown on our site plan, a Design Review for a maximum increase of grade with a fill amount of 35", greater than 18 inches as demonstrated on our cross sections, a Design review for non-decorative metal in an urban area, and Design review for mini-warehouse. Based on the expected number of daily visitations, the traffic on Tree Line, and the number of providing parking spaces outside the gate, we do not expect a need for greater throat depth. Given the industrial nature of the existing use and the adjacent power station, we feel the use of non-decorative metal is appropriate for this site.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,


Zach Broyles, Principal, IZ design studio

05/18/22 BCC AGENDA SHEET

TIRE SALES AND INSTALLATION
(TITLE 30)

LAKE MEAD BLVD/SLOAN LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400037 (UC-19-0992)-GONZALEZ, ISRAEL:

USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) tire sales and installation; 2) reduced setback to residential use; and 3) waive screening for roll-up doors.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) trash enclosure; and 3) modified driveway design standards.

DESIGN REVIEW for a tire sales and installation facility on 0.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Lake Mead Boulevard, 750 feet west of Sloan Lane within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-703-006

USE PERMITS:

1. Tire sales and installation.
2. Reduce setback from a tire sales and installation business to a residential use to 15 feet where 200 feet is required per Table 30.44-1 (a reduction of 93%).
3. Allow roll-up doors to face the public right-of-way (Lake Mead Boulevard) without a buffer or landscape screening per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping per Figure 30.64-14.
2. Reduce setback from a trash enclosure to residential development to 6 feet where 50 feet is required per Section 30.56.120 (a reduction of 88%).
3.
 - a. Reduce the ingress radii to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a reduction of 68%).
 - b. Reduce the driveway throat depth to 19 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a reduction of 40%).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5765 Lake Mead Boulevard
- Site Acreage: 0.2
- Project Type: Tire sales and installation
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,500
- Parking Required/Provided: 9/9

Site Plans

The previously approved plans depict a new 1,500 square foot building for use as a tire sales and installation facility on 0.2 acres in the C-2 (General Commercial) Zone. The 14 foot high building is located on the southern half of the property, 15 feet from the south and west property lines. The trash enclosure is shown 35 feet from Lake Mead Boulevard on the west side of the property. The 9 parking spaces are shown between the street and building with a 19 foot throat depth from the Lake Mead Boulevard driveway. The bike rack is shown at the northeast corner of the building on the property line.

Landscaping

Previously approved plans show a 6 foot wide landscape strip with large trees every 20 feet on center along the west property line adjacent to the multiple family residential use. No landscaping is proposed between the parking spaces and east property line. A 10 foot wide intense landscaping strip is proposed along the southern property line adjacent to the existing multiple family residential use. A 25 foot by 20 foot landscape area is shown at the northeast corner of the property with an existing 5 foot attached sidewalk along Lake Mead Boulevard. Both ends of the parking area located on the east property line should be landscaped where the applicant only has landscaping included adjacent to Lake Mead Boulevard. Large trees every 10 feet on the west side of the property were required as a condition of approval of the original use permit.

Elevations

The previously approved elevation plan depicts a 14 foot stucco building with a flat roof, north facing bay doors, and glass storefront entrance. Both roll-up doors face Lake Mead Boulevard with no screening between the doors and the right-of-way.

Floor Plan

Preciously approved floor plan depicts 435 square feet of office, reception, and restroom area on the east side of the building. The remaining 1,065 square foot area is dedicated to tire sales and installation services.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0992:

Current Planning

- Plant large trees every 10 feet along western property line;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Final driveway design must be approved by Public Works prior to off-site permit issuance;
- Drainage study and compliance;
- Nevada Department of Transportation approval.

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.

Applicant's Justification

Per the applicant, an extension of time for the use permit is requested for an additional 2 years to continue working with the Nevada Department of Transportation (NDOT) to work out a proper driveway design acceptable to NDOT. The applicant states, that the process has been taking longer than expected due to many utilities included but not limited to: power poles, street lights, water meters, and other utilities within the sidewalk along the frontage access to the site. Both the applicant and NDOT are close to an agreement on an alternative driveway design to allow ADA accessibility and maintain a safe driveway design for vehicular traffic. The applicant states that the drainage study has been approved by Clark County and NDOT, and the approval of this 2-year extension of time will allow for the completion of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0992	Tire sales and installation	Approved by BCC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood	C-2	Senior apartment complex
South	Compact Neighborhood	R-3	Multiple family residential
East	Corridor Mixed-Use	C-2	Commercial retail

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Urban Neighborhood	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since there is an existing permit in process, an approved drainage study, and the applicant is actively working with other agencies to complete the project, staff finds that the applicant has shown progress with the development. Therefore, a 2 year extension of time is warranted.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 19, 2024 to commence;
- 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; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ISRAEL GONZALEZ

CONTACT: TIM MORENO, 2273 TERRACE VERDE AVENUE, LAS VEGAS, NV 89138

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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-19- <u>0992</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400037</u> DATE FILED: <u>03/21/2022</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>4/28/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/18/2022</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>Israel Gonzalez</u> ADDRESS: <u>1211 Los Meadows Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-400-2295</u> CELL: <u>702-400-2295</u> E-MAIL: <u>israelggtt@yahoo.com</u>
	APPLICANT NAME: <u>Israel Gonzalez</u> ADDRESS: <u>1211 Los Meadows Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-400-2295</u> CELL: <u>702-400-2295</u> E-MAIL: <u>israelggtt@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tim S. Moreno</u> ADDRESS: <u>12273 Terrace Verde Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-682-7041</u> CELL: <u>702-682-7041</u> E-MAIL: <u>tim@morenopec.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-703-006

PROPERTY ADDRESS and/or CROSS STREETS: 5765 E. Lake Mead Boulevard Las Vegas, NV 89156

PROJECT DESCRIPTION: General Commercial C-2

(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.



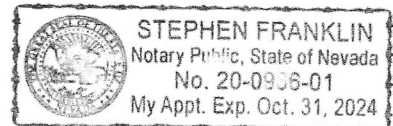
 Property Owner (Signature)* Israel Gonzalez

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 15, 2022 (DATE)

By Israel Gonzalez
 NOTARY PUBLIC: Stephen Franklin



*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.

ET-22-400037



MORENO PEC
9181 Verdugo Ridge Court
Las Vegas, NV 89148
tim@morenopec.com
(702) 682-7041

February 16, 2022

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

**RE: Justification Letter for EOT Application
Use Permit UC 19-0992**

To Whom It May Concern:

On behalf of my client, Mr. Israel Gonzalez, I hereby request an extension of time on land use application UC 19-0992.

Mr. Gonzalez has been working with NDOT to negotiate a proper driveway design acceptable to NDOT. The process has been taking longer than expected due to many existing utilities including but not limited to: power poles, street lights, water meters and other utilities within the sidewalk along his frontage. Mr. Gonzalez and NDOT are close to coming to an agreement on an alternative driveway design to allow ADA accessibility and maintain a safe driveway design for vehicular traffic. The good news is that the project's drainage study has been approved by Clark County and concurrence approval received from NDOT. We are making progress with his proposed development, however, it's just taking a bit longer than expected. If approved, Mr. Gonzalez is asking approval of extension of 1.5 to 2 years to allow him to complete the project permitting and construction and further conduct his "tire shop" business.

We respectfully request approval on this application.

Regards,
MORENO PEC

A handwritten signature in cursive script, appearing to read 'Tim S. Moreno'.

Tim S. Moreno, P.E.

Encl.

05/18/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

LAKE MEAD BLVD/LINN LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0179-ISU, INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) access to a local street; 3) landscaping; and 4) alternative driveway geometrics.

DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-702-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setbacks to 11 feet where a minimum of 20 feet is required per Table 30.40-3 (a 45% reduction).
2. Permit access to a local street (Meikle Lane) where not permitted per Table 30.56-2.
3. Waive requirements for parking lot landscaping where required per Figure 30.64-14.
4. a. Reduce driveway throat depth on Meikle Lane to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
b. Reduce the departure distance on Meikle Lane from a street intersection to 141 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 25.8% reduction).

LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Number of Lots/Units: 4/4
- Density (du/ac): 17.5

- Minimum/Maximum Lot Size (square feet): 7,650/9,218
- Project Type: Multiple family residential development
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 15,316
- Open Space Required/Provided: 2,800 square feet/2,923 square feet
- Parking Required/Provided: 31/32

Site Plan

The site is an undeveloped parcel with frontage along Lake Mead Boulevard to the north, which is a Nevada Department of Transportation right-of-way, and Meikle Lane to the south, which is a local street. The applicant is proposing to develop the site as a multiple family residential development consisting of 4 buildings with a total of 14 units at a density of 17.5 dwelling units per acre. At a future date the site will be subdivided into 4 lots with each building on its own lot. The plans depict 2 building/future lots will take access from Lake Mead Boulevard and 2 from Meikle Lane. The proposed buildings will be in the central portion of the site with parking located in 2 parking lots with 16 parking spaces in each lot located on the northern and southern portions of the site, in between the buildings and the street. The site is designed so that the 2 buildings fronting the same street will have a shared driveway with joint parking. The rear yard setback reduction will be internal to the development, the reductions are to the future rear property lines when the parcel is subdivided to place each building on its own lot.

Landscaping

There is an existing attached sidewalk along Lake Mead Boulevard and the plan depicts a minimum 15 foot wide landscape area along this street consisting of trees, shrubs, and groundcover. An attached sidewalk will be provided along Meikle Lane with a minimum 6 foot wide landscape areas adjacent to the street consisting of trees, shrubs, and groundcover.

Elevations

The buildings are all 2 stories with a maximum height of 34 feet. The buildings have pitched roofs with concrete tile roofing material. The exterior of the buildings have a stucco finish painted in earth tone colors.

Floor Plans

The plans show a total of fourteen, 3 bedroom units. Two of the buildings will have 4 units each and the remaining buildings will have 3 units each. There are floor models for the units with 8 of the apartments having an area of 1,139 square feet each and 6 units having an area of 1,034 square feet each for a total building area of 15,316 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is compatible and consistent with existing developments in the area. The waivers for the throat depth and departure distance are necessary

due to the narrowness of the lot and the close proximity to Linn Lane. Also due to the narrowness of the lot in order to provide required parking it is not possible to provide landscaping islands within the parking lots. The rear yard setback reductions are to future lot lines that are in the interior of the development and will not impact adjacent properties. To the south of Meikle Lane is an area that has developed with single family residences and the Master Plan is indicating this area should remain single family residential; therefore, a waiver is required to allow access to Meikle Lane. There are 6 existing 4 plex buildings on separate lots to the west of this site and each of these lots have access to Meikle Lane; therefore, allowing access to Meikle Lane will be consistent with other developments in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0730-06	Reclassified the site to R-3 zoning for a future residential development and required a design review as a public hearing for final plans	Approved by BCC	July 2006

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-2 & R-4	Multiple family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is proposing to develop the parcel with four, 4 plex apartment buildings and the site will be subdivided at a future date so that each building will be on its own lot. The waiver for reduced rear yard setbacks will be to the future rear property lines within the development.

The separation between the buildings will be approximately 22 feet, which the applicant indicates will not have a negative impact on the adjacent developments. To the west of this site are 11 existing 4 plex buildings, each on its own lot. The required 20 foot rear yard setback is being provided for each of these buildings. The proposed rear yard reduction for this project is not in character with the existing development in the area. Additionally, part of the reason for the setback reduction is due to the design of the development and the desire to subdivide the project into 4 lots. For example, each of the units has 3 bedrooms, which requires additional parking. If a mix of units with fewer bedrooms were provided, the parking would be reduced and the project could allow for the required setback. Staff finds that there may be other design options that would not require a rear yard setback reduction and allow for a development that is consistent with the existing, similar developments to the west and does not support the waiver.

Waiver of Development Standards #2

To the south of this site are existing single family residences and undeveloped parcels that are planned for single family residences. Per Table 30.56-2, non-single family residential developments should not access streets that are planned for single family residential developments unless it is the only access to the parcel. The current parcel has frontage along Meikle Lane to the south and Lake Mead Boulevard to the north, so access to the site can be redesigned to be provided from Lake Mead Boulevard. However, there are 6 existing 4 plex buildings to the west that take access from Meikle Lane. Granted, Meikle Lane is the only access to those parcels, but it has established a design for non single family residential development to access Meikle Lane in this area. Allowing access to Meikle Lane would be consistent with the existing developments. However, since staff does not support the other waivers of development standards or design review, staff does not support this waiver.

Waiver of Development Standards #3

The plan depicts landscaping along the streets that is compatible with Code requirements and more intense than what is being provided for other developments in this area. The other developments in this area were constructed prior to current Code requirements for landscaping. Landscaping requirements have changed over the years due to concerns for heat island effect, storm water run-off, dust mitigation, and changes to the environment. The lot is limited in area and due to the design of the project, leaves little space to provide parking lot landscaping, similar to the reduction to the rear yard setbacks as indicated with waiver of development standards #1. Staff believes that there could be other design options for the site which would allow for parking lot landscaping or an alternative as allowed by Code. Therefore, staff does not support this request.

Design Review

The proposed buildings are consistent and compatible with the existing 4 plex buildings to the west of this site. However, staff does not support waivers of development standards #1, #3 and #4a for the proposed development. Therefore, staff cannot support the design review for the proposed development.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the throat depth waiver for the driveway on Meikle Lane. Drivers entering the site will come into an immediate conflict with vehicles trying to park and/or exit the parking spaces directly north, east, and west of the driveway. These conflicts will result in queuing on Meikle Lane, creating safety hazards.

Waiver of Development Standards #4b

Staff has no objection to the reduction of the departure distance for the Meikle Lane. Although the driveway can be located farther west, the minimum distance still cannot be met. Also, due to the narrowness of the parcel to the west, the driveway location proposed with this request will reduce the potential conflicts when the parcel west develops.

Staff Recommendation

Approval of waiver of development standards #4b; denial of waivers of development standards #1, #2, #3, and #4a, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0144-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WINSTON HENDERSON ARCHITECT

CONTACT: WINSTON HENDERSON ARCHITECT, 8689 W. SAHARA AVE., SUITE #100, LAS VEGAS, NV 89117

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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 500 1000' FH 350 <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>WS 22-0179</u> DATE FILED: <u>3-23-22</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>4-28</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/8-22</u> FEE: <u>\$ 1,325.00</u>
	PROPERTY OWNER NAME: <u>ISU INC</u> ADDRESS: <u>7310 REAL QUIET DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-459-7500</u> CELL: <u>702-280-8320</u> E-MAIL: <u>EJ10FOR@MSN.COM</u>
	APPLICANT NAME: <u>ISU INC.</u> ADDRESS: <u>7310 REAL QUIET DR.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-459-7500</u> CELL: <u>702-280-8320</u> E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LONDON CHRISTOPHERSON</u> ADDRESS: <u>2885 E. QUIAL AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-521-7021</u> CELL: <u>702-521-7021</u> E-MAIL: <u>lchristopherson@novusvi.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-702-003
 PROPERTY ADDRESS and/or CROSS STREETS: LAKE MEAD BLVD & LINN LN
 PROJECT DESCRIPTION: MULTI-FAMILY CONSISTING OF 14 UNITS - 4 BUILDINGS

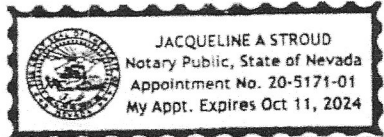
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)*


 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/4/2021 (DATE)
 By Jacqueline A. Stroud
 NOTARY PUBLIC: _____



*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.

APR-21-100588

December 9, 2021

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

APN: 140-21-702-003
Re: Design Review

WS-22-0179

To Whom It May Concern:

We respectfully submit this application for a Design Review and Waivers for APN 140-21-702-003. The site is currently vacant with a land use of CN (Compact Neighborhood) with UN (Urban Neighborhood) and a zoning of R-3 (Multi-Family Residential). This project does not require any changes to either designation.

The Design Review is for the development has four buildings; two buildings with 4 - 3 bedroom units and two buildings with 3 - 3 bedroom units for a total 14 units. The site is 0.78 acres giving the density of 17.9 units per acre which is just under the maximum density of 18 units per acre. The site will be divided into four separate lots for financing purposes. The project will be accessed by an entrance off Lake Mead Boulevard and one off of Meikle Lane. Entrances and parking lots will have an ingress/egress and crossing parking agreement. Each lot exceeds the minimum required of 7,000 square feet. Each lot will have two bike racks per table 30.60-2 of the development code. As mentioned there will be a cross parking agreement between lots, each parking lot has 16 spaces including two handicap, giving a total of 32 spaces. The parking required by code is 31 spaces.

We are requesting three waivers on the site. The first is a waiver of the parking lot landscape which requires landscape islands inside the parking lot. The second is the rear yard setbacks to the buildings which requires 20 feet to a property line where 11.42 feet is being provided. This waiver is requested as the site is being designed as one project and the rear yard setbacks of 11.42 feet are interior to the project. Buildings will be a minimum of 20 feet apart in the rear and 10 feet on the side which meets fire department requirements. The third is a waiver for the entrances off Lake Mead Boulevard and Meikle Lane the entrances do not meet the requirement of a 75 foot throat depth. The site is providing 32 feet on Lake Mead Boulevard and 23 feet on Meikle Lane.

If you have any questions or need further information please feel free to contact me at 702-521-7021

Respectfully Submitted,



Landon Christopherson, P.E.

05/18/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0183-ROBINSON, RICHARD DON & MARY D. & SCHUMACHER, COLLEEN K. TRUST:

ZONE CHANGE to reclassify 5.1 acres in an R-E (Rural Estates Residential) (AE-75 & APZ-2) Zone to an M-D (Design Manufacturing) (AE-75 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping requirements; 2) throat depth; and 3) departure distance.

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

Generally located on the southwest corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. WM/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-502-002; 140-18-502-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk with 15 feet of landscaping along Lamb Boulevard where 15 foot wide landscape area with detached sidewalk is required per Figure 30.64-17.
2. Reduce the throat depth to 24 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
3. Reduce the departure distance to 172 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 9% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Alternative parking lot landscaping.
3. Increase finish grade to 59 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 64% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Project Type: Distribution center
- Building Height (feet): 45
- Square Feet: 84,980
- Parking Required/Provided: 90/141

Site Plans

The plans depict a proposed distribution center for a property that is being applied for a zone change from R-E to an M-D zone. The property is currently surrounded by other industrial zoned properties of either M-1 or M-D developments. Access to the property is shown from both Lamb Boulevard and Cheyenne Avenue. The proposed distribution center will be located within the center portion of the parcel. Parking is shown throughout the property and along the perimeters of the parcel and adjacent to the building.

Landscaping

Landscaping is shown along Cheyenne Avenue at 15 feet wide behind an existing attached sidewalk with trees planted 25 feet on center. The plans also depict landscape islands spaced in much of the parking lot every 6 parking spaces per Code. However, other portions do not have landscape islands shown every 6 parking spaces, but the applicant is requesting an alternative landscape design for extra trees to be planted in other areas to off-set these omissions to the internal parking. Landscaped areas are shown along Lamb Boulevard with trees 25 feet on center with shrubs and planting throughout.

Elevations

The plans depict a warehouse building at 45 feet in height with a parapet wall and painted tilt-up concrete panels, dual pane windows, roll-up doors, and architectural enhancements.

Floor Plans

The plans depict an open floor plan for storage and distribution center operations with offices, utility room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that distribution centers are permitted uses within M-D zoned districts so long as certain conditions are met. Here, the project complies with all the required conditions for a distribution center. The project includes a single building totaling 84,980 square feet, 45 feet in height, and is comprised of painted concrete and large decorative windows. The roll-up doors are situated along the southern side of the building and cannot be seen from the street frontages. The property is surrounded by existing M-D and M-1 developments. It is unlikely the property will develop as half acre lots within the center of an intense industrial area of town. Therefore, the

requested zone change to M-D is compatible and harmonious to the surrounding area and will not negatively impact the existing uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D & M-1	Warehouse
East	Business Employment	C-2	Retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The Master Plan designates this site as Business Employment and a request to reclassify the site to an M-D zone is in conformance with the Master Plan. Existing developments abutting the site include other distribution facilities, warehouses, or other non-residential uses. Therefore, staff finds the proposed distribution facility is consistent and compatible with existing developments in the area and supports the zone change.

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 this waiver request along Lamb Boulevard as the development to the south incorporates detached sidewalks with 15 foot landscape area. The western side of Lamb Boulevard has detached sidewalks installed and this will provide continuous development pattern in the immediate area. The goal is to provide detached sidewalks for pedestrian safety and increased screening and buffering measures.

Design Review #1

The site is in an area consisting of large distribution facilities, fuel storage facilities, and outside storage yards; therefore, this is an industrial area. The proposed facility is a large distribution facility that is similar in architecture to existing facilities in the area. The proposed facility is in conformance with the development standards of Title 30 and is consistent and compatible with the existing development in the area. Therefore, staff can support the design review.

Design Review #2

The applicant has requested an alternative design review for parking lot landscaping. The landscape area along a portion of the southern property line and as a compromise will plant an additional 12 trees that would have otherwise been in this location to the perimeter landscaping areas. This project, while not meeting all requirements of the Development Code, will be an improvement to the area and can help establish a higher standard for future development of other parcels in this area; therefore, staff supports the alternative design review in relation to alternative parking lot landscaping measures.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the Lamb Boulevard driveway. The applicant worked with staff to provide extensive landscape planters at the entry to the site, which provide sufficient room for vehicles to safely exit the road.

Waiver of Development Standards #3

Staff has no objection to the reduced departure distance for the Lamb Boulevard driveway. The applicant placed the driveway as far south as possible.

Design Review #3

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

Staff Recommendation

Approval of the zone change, waivers of development standards #2 and #3, and the design reviews; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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 parcels may be required to be combined prior to issuance of building permits; 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 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;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 #0313-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

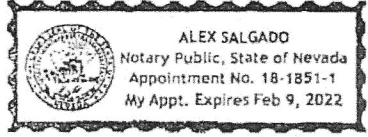
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> 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>2C-22-0183</u> DATE FILED: <u>3/23/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>4/28/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/18/22</u> FEE: <u>\$ 2,200</u>
	PROPERTY OWNER	NAME: <u>Gold Investments, LLC</u> ADDRESS: <u>364 Terrace View Dr</u> CITY: <u>Statoine</u> STATE: <u>NV</u> ZIP: <u>89449</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>rdomary@gmail.com</u>
	APPLICANT	NAME: <u>Hopewell Development II, LLC</u> ADDRESS: <u>410, 2020 4th Street SW</u> CITY: <u>Calgary, Alberta T2S 1W3</u> STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CONSULTANT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-18-502-010
 PROPERTY ADDRESS and/or CROSS STREETS: Chyenne Avenue and Lamb Boulevard
 PROJECT DESCRIPTION: Conforming Zone Change and Design Review for Distribution Center

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.

R Don Robinson R Don Robinson
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 23rd, 2021 (DATE)
 By Richard Don Robinson
 NOTARY PUBLIC: [Signature]



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

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CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel. 775.884.8300
Fax. 775.882.0257

February 18, 2022

VIA UPLOAD:

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

ZC-22-0183

**Re: Justification Letter – Conforming Zone Change, Design Review
and Waivers
APNs: 140-18-502-002 and 010
Hopewell Development II, LP**

To Whom It May Concern,

This firm represents Hopewell Development II, LP (the "Applicant") in the above referenced matter. This application is a request for a conforming zone change, design review and waivers to allow for a distribution center for property located on 4.51 acres on the southwest corner of Lamb Boulevard and Cheyenne Avenue ("Property"). The Property is more particularly described as Assessor's Parcel Numbers 140-18-502-002 and 010. The Property is currently zoned R-E and master planned Business Employment (BE).

The Applicant is requesting a conforming zone change from R-E to M-D. M-D is an allowable zoning designation under the BC master plan. The Property is surrounded by existing M-D and M-1 development. It is unlikely the Property will develop as half acre lots within the center of an intense industrial area of town. Therefore, the requested zone change to M-D is compatible and harmonious to the surrounding area and will not negatively impact the existing uses.

Distribution centers are permitted uses within M-D zoned districts so long as certain conditions are met. Here, the project complies with all the required conditions for a distribution center. The project includes a single building totaling 84,980 square feet, 45-feet in height, and is comprised of painted concrete and large decorative windows. The roll up doors are situated along the southern side of the building and cannot be seen from the street frontages.

The building sits on the northern side of the Property with parking along the west side and along the southern property line. Access to the Property is along Lamb Boulevard and Cheyenne Avenue.

The Applicant is also requesting a design review for increased grade of up to 4.9-feet where 36 inches is permitted. Lamb Boulevard and Cheyenne Avenue are improved adjacent to

the Property, which define the boundaries and limit development to match the existing grades. Additionally, there is a significant amount of storm runoff in both Cheyenne and Lamb and the Property must be elevated to allow for the appropriate drainage. The drainage study will demonstrate the need to elevate the Property as shown on the enclosed grading and cross section exhibits. Furthermore, the grading concept is nearly balanced, with a preliminary estimate of 433 cubic yards of export needed to achieve the grades shown. The project has been designed to minimize the amount of fill required, given the existing conditions.

The Applicant is also requesting a design review for alternative landscaping per Figure 30.64-14 to eliminate the required landscape fingers along the southern property line. However, as a compensating benefit, the Applicant is providing the 12 trees that would otherwise be located along the southern property line throughout the other landscaped areas of the Property.

Finally, the Applicant is requesting waivers. A throat depth waiver of 24' where 75' is required along Lamb Boulevard and 69' where 75' is required along Cheyenne Boulevard. The driveways provide long queuing areas down to the loading area on the south side of the building. Additionally, the two access points will assist with providing adequate circulation through the Property.

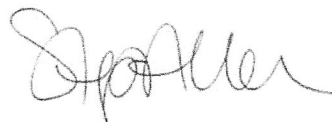
A waiver is also being requested to reduce the height setback ratio of a building over 35-feet to the right-of-way. The placement of the building will allow for adequate on site movements within the loading areas to prevent off site traffic issues.

Finally, a waiver of the departure distance along Lamb Boulevard is being requested. The Applicant is providing 172' where 190' is required. The required throat depth is not able to be achieved due to the overall length of the property being too small.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Allen