



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 12, 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 28, 2022. (For possible action)
- IV. Approval of the Agenda for May 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

06/07/22 PC

- 1. **UC-22-0226-CRAIG & LAMB LLC:**
USE PERMITS for the following: **1)** allow alcohol sales, liquor - packaged only; and **2)** allow alcohol sales, beer, and wine - packaged only on a portion of 7.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Craig Road, 398 feet east of Lamb Boulevard within Sunrise Manor MK/sd/syp (For possible action)**06/07/22 PC**
- 2. **WS-22-0212-TOP GUN IRREVOCABLE BUSINESS TRUST:**
WAIVER OF DEVELOPMENT STANDARDS: for reduced driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility on 3.0 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jor/jo (For possible action)**06/07/22 PC**

06/08/22 BCC

- 3. **ET-22-400057 (ZC-20-0066)-RA SOUTHEAST LAND COMPANY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce the driveway throat depth; and **2)** reduce the driveway approach distance.
DESIGN REVIEW for a hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/syp (For possible action)**06/08/22 BCC**
- 4. **ET-22-400058 (WS-20-0277)-RA SOUTHEAST LAND COMPANY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)
06/08/22 BCC
- 5. **ET-22-400059 (DR-20-0422)-RA SOUTHEAST LAND COMPANY, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/syp (For possible action) **06/08/22 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: June 2, 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 28, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Max Carter- PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Planning- Steve Demeritt
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	William Covington	

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 April 14, 2022 Minutes

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

IV. Approval of Agenda for April 28, 2022

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

V. Informational Items: Mr. Covington announced that Commissioner Kirkpatrick is celebrating Cinco De Mayo at the Bob Price Rec Center on Thursday 4-8pm. There is also an event to Support Small Business' at the Government Center on May 21st 10-2pm. The Chair reminded the public that there is a vacancy on the Town board & applications are being accepted until May 10, 2022

VI. Planning & 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**)
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-1
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**
Moved by: Mr. Thomas
Action: Approved per staff recommendations/ 1 year review
Vote: 4-0/Unanimous

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**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
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**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
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**
Moved by: Mr. Carter
Action: Approved per staff conditions
Vote: 4-0/Unanimous

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**

Moved by: Mr. Carter
Action: Denied
Vote: 4-0/Unanimous

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**

Moved by: Mr. Thomas
Action: Denied
Vote: 4-0/Unanimous

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**

Moved by: Mr. Carter
Action: Denied per staff recommendations
Vote: 4-0/Unanimous

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**

Moved by: Mr. Carter
Action: Approved zone change, design review & Waivers #2 & #3. Denial of Waiver #1
Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: Mr. Barbeau mentioned that he has seen cops giving out speeding tickets on Hollywood Blvd. Mr. Covington announced that "Speed Cushions" are being placed on Los Feliz.

IX. Next Meeting Date: The next regular meeting will be May 12, 2022

X. Adjournment
The meeting was adjourned at 7:47pm

06/07/22 PC AGENDA SHEET

ALCOHOL SALES
(TITLE 30)

CRAIG RD/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0226-CRAIG & LAMB LLC:

USE PERMITS for the following: 1) allow alcohol sales, liquor - packaged only; and 2) allow alcohol sales, beer, and wine - packaged only on a portion of 7.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Craig Road, 398 feet east of Lamb Boulevard within Sunrise Manor MK/sd/syp (For possible action)

RELATED INFORMATION:

APN:
140-05-212-010 ptn

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4388 E. Craig Road
- Site Acreage: 7 (portion)
- Project Type: Liquor - packaged only; alcohol sales, beer, and wine - packaged only
- Square Feet: 1,469
- Parking Required/Provided: 397/431

Site Plans

The plans depict a large business center with the subject site's location in the southern portion of the property that is zoned M-D. The "L" shaped in-line shopping center is located on the southernmost portion of the site and fronts on Craig Road. Parking is provided throughout the site. Access to the complex is from Craig Road.

Landscaping

Landscaping is not a part of this application.

Elevations

The shopping center buildings are 1 story and have a maximum height of 33 feet, with stucco finish with a combination of flat and pitched roofs. These retail buildings in the southern portion along Craig Road were constructed with a pitched tile roof.

Floor Plans

The plans depict a retail space of approximately 1,469 square feet for a proposed liquor, beer, and wine store (packaged sales only).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that he has been a business owner for 5 years with extensive experience in running a successful and safe retail workplace in Las Vegas. Through the years he has been committed to his work and displayed his drive to successful management. The number of liquor stores in the current area are extremely slim. Therefore, the justification to build a liquor store is to meet that market demand.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1144-08	Warehouse/office facility	Approved by PC	January 2009
UC-1492-07 (ET-400033-10)	Extension of time for a use permit with design review for a shopping center with waivers for landscape screening requirements	Approved by BCC	February 2008
UC-1492-07	Use permit with design review for a shopping center with waivers for landscape screening requirements	Approved by BCC	February 2008
UC-0973-05	Use permit with design review for an office and retail as a principal use	Approved by PC	July 2005

Surrounding Land Use

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

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 liquor, beer and wine store (packaged sales only) will not result in substantial adverse effects on adjacent property, traffic conditions, parking, or other matters affecting the public health, safety, and general welfare. The majority of the properties in the immediate area are zoned for either manufacturing and retail uses. Residential uses are not directly abutting the proposed use. The proposed liquor store site is adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff recommends approval of the use permits.

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 approval of this application does not constitute or imply approval of any other County issued, permit, license, or approval; that the installation and use of new 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

- 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: PRIME LIQUOR
CONTACT: PRIME LIQUOR, 4388 E. CRAIG RD, LAS VEGAS, NV 89115

DRAFT

06/07/22 PC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

NELLIS BLVD/MONROE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0212-TOP GUN IRREVOCABLE BUSINESS TRUST:

WAIVER OF DEVELOPMENT STANDARDS: for reduced driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility on 3.0 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:

140-28-110-010 through 140-28-110-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the proposed driveway throat depth to 9 feet 1 inch adjacent to Monroe Avenue where 25 feet is the minimum required per Clark County Uniform Standard Drawing 222.1 (a 64% decrease).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3
- Project Type: Mini-warehouse
- Number of Stories: 2 (maximum)
- Building Height (feet): 27 feet 8 inches (main building)/9 feet 4 inches (north and east buildings)
- Square Feet: 135,820 (main building)/6,800 (north building)/4,400 (east building)
- Parking Required/Provided: 5/7

Site Plan

The site plan depicts 3 parcels which will be designed for a proposed mini-warehouse facility. The plans show that the site is located on the northeast corner of Nellis Boulevard and Monroe Avenue. There are 3 mini-warehouse buildings proposed on-site.

The main building (the largest of the 3) is set back 55 feet from the north property line, 80 feet from the east property line, 27 feet 6 inches from the south property line (adjacent to Monroe Avenue), and 23 feet 7 inches from the west property line (adjacent to Nellis Boulevard).

The northern mini-warehouse building is set back 3 feet 6 inches from the north property line (adjacent to C-2 zoned property to the north), 55 feet from the west property line adjacent to Nellis Boulevard), 30 feet from the east property line, and 400 feet from the south property line (Monroe Avenue).

The eastern mini-warehouse building is set back 10 feet from the east property line (R-E zoned property to the east), 27 feet from the north property line, 75 feet from the south property line (adjacent to Monroe Avenue), and 305 feet from the west property line (Nellis Boulevard).

The site plan shows that customers will enter the southeastern driveway adjacent to Monroe Avenue and access 7 parking spaces (where 5 are required per Title 30) immediately to the west (south facing elevation of the main building). Customers can travel northbound within a 20 foot wide minimum drive aisle and head west toward the exit only gate. The applicant will install a trash enclosure on the northeast corner of the main building and will be set back 59 feet 8 inches from the nearest residential use to the east.

Landscaping

The applicant is proposing landscaping within a 3.5 foot wide landscape planter along the north property line. In addition, a 10 foot wide landscape planter with 24 inch box trees (Smoke Tree - Cotinus Cogggyria) spaced every 20 feet will also be provided along the east property line. These particular trees will be planted along the east property line since these trees comply with the NV Energy utility line plant list. The plans show that there are 3 existing NV Energy power poles that will not be relocated.

Since there is an existing attached sidewalk along the west property line (Nellis Boulevard), the applicant is providing a 23 foot wide landscape easement where 15 feet is the minimum required per Title 30. Along the south property line an attached sidewalk will be constructed and the applicant will install a landscaped planter that is 15 feet wide minimum. Landscaping is also proposed within the required landscape finger islands and adjacent to the entry and exit gate areas.

Floor Plans

The main mini-warehouse building has an overall area of 135,820 square feet which includes the storage unit areas, an office, restrooms, an electrical room, and a fire room. The second floor consists of additional storage units. The northern building has an overall area of 4,400 square feet with 22 proposed storage units for rent. The eastern building has an overall area of 6,800 square feet with 34 proposed storage units for rent.

Elevations

The elevation plan depicts the northern and eastern mini-warehouse buildings have an overall height of 9 feet 4 inches. The main mini-warehouse building has an overall height of 27 feet 8 inches. The exterior features of the main building include decorative metal panel, aluminum storefront display windows and door systems. The north and east mini-warehouse buildings also include metal panel and roll-up door systems. The roll-up doors in the east building face into the development, not towards the residential development to the east.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification letter, mini-warehouse facilities are a permitted use in a C-2 zoned district. In addition, the use is appropriate for the following reasons: the property is on Nellis Boulevard, a 100 foot arterial street, designed to accommodate commercial traffic; mini-warehouse uses provide an ideal buffer or transitional use between Nellis Boulevard and the residential homes to the east; and there are other storage facilities along Nellis Boulevard. Overall, the property's design plan complies with the majority of the Title 30 development standards. In particular, the applicant is complying with all landscaping requirements, setback requirements, and parking requirements. Mini-warehouse facilities bring minimal traffic and noise; therefore, the current request is compatible with the surrounding uses. The applicant is requesting a waiver to allow a 9 foot 1 inch throat depth on the driveway from Monroe Avenue in order to propose the 18 foot long parking stalls adjacent to the south side of the building and provide a 24 foot wide drive aisle. A 9 foot 1 inch throat depth is the maximum achievable distance for the throat depth in this area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0888-08	Retail center and restaurant with a drive-thru, reduced landscaping, allowed commercial access to a local street, and drive-thru talk boxes to face adjacent residences - expired	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Vehicle sales
South	Corridor Mixed-Use	C-2	Vehicle repair
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residentials
West	City of Las Vegas	C-2	Mini-warehouse

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 Review

Staff finds the design to be appropriate for the subject parcels and the surrounding commercial parcels to the north and south. Although there are existing residences to the east, the applicant designed the site to be conscientious of meeting Title 30 development standards such as meeting the required setbacks, appropriate landscaping, and on-site circulation. For example, the proposed mini-warehouse building along the east property line meets the appropriate setback of 10 feet, and will be visually screened with 24 inch box trees spaced every 20 feet. In addition, the eastern mini-warehouse building is only 9 feet 4 inches high which should not be visually obtrusive to the neighboring residences since the residences to the east are taller than 9 feet or the neighboring parcels are still undeveloped. Staff is in support of the proposed design review.

Public Works – Development Review

Waiver of Development Standards

The applicant worked with Public Works on the design of the parking lot to ensure that the provided throat depth is adequate.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0157-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATT MCAULEY

CONTACT: MATT MCAULEY, KIMLEY-HORN, 6671 S. LAS VEGAS BLVD, SUITE 320,
LAS VEGAS, NV 89148



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WS-22-0212 DATE FILED: 4/7/22
 PLANNER ASSIGNED: JOR
 TAB/CAC: SUNRISE TAB/CAC DATE: 5/12/22
 PC MEETING DATE: 6/7/22
 BCC MEETING DATE: _____
 FEE: \$675 & \$475

PROPERTY OWNER

NAME: Top Gun Irrevocable Business Trust
 ADDRESS: P O Box 400188
 CITY: Las Vegas STATE: NV ZIP: 89140
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a

APPLICANT

NAME: Top Gun Irrevocable Business Trust
 ADDRESS: P O Box 400188
 CITY: Las Vegas STATE: NV ZIP: 89140
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Kaempfer Crowell - Tony Celeste
 ADDRESS: 1980 Festival Plaza Dr. #850
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: 702-792-7048
 E-MAIL: apierce@kcnvlaw.com REF CONTACT ID #: 167674

ASSESSOR'S PARCEL NUMBER(S): 140-28-110-010, 011 & 012

PROPERTY ADDRESS and/or CROSS STREETS: Nellis and Owens

PROJECT DESCRIPTION: Mini warehouse facility

(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.

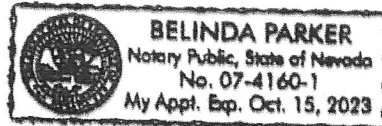
[Signature]
 Property Owner (Signature)*

Top Gun Irrevocable Business Trust
AMCOM MANAGEMENT Trustee/Jana Zurbriggen
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 07, 2021 (DATE)

By JAMES ZURBRIGGEN
 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.



March 11, 2022

WS-22-0212

VIA ELECTRONIC SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: *Justification Letter - Design Review, Waiver for Mini-Storage Facility Storage near Nellis/Monroe
APNs: 140-28-110, 011 and 012*

To Whom It May Concern:

This firm represents Macritchie Storage (the "Applicant") in the above-referenced matter. The Applicant is proposing a mini-storage project located on approximately 0.8 acres at the northeast corner of Nellis Boulevard and Monroe Avenue (the "Property"). The Property is more particularly described as Assessor's Parcel Number 140-28-110-010, 011 and 012. The Property is zoned C-2. The Applicant is proposing a waiver of development standards to allow for a mini-storage facility.

Mini-storage facilities are a permitted use in a C-2 zoned district. In addition to the fact that the mini-storage is a permitted use, the use is appropriate for the following reasons:

- The Property is on Nellis Boulevard, a 100-foot arterial street, designed to accommodate commercial traffic;
- A mini-storage use provides for an ideal buffer or transitional use between Nellis Boulevard and the residential homes to the east; and
- There are other storage facilities along Nellis Boulevard along this corridor.

With respect to the design of the mini-storage project, the Applicant is proposing to construct two (2) one-story buildings along the north and east perimeter of the Property and one (1) two-story building along the Nellis Boulevard frontage. The location of the two-story building is away from the residential uses to the east and buffered by the proposed one-story building. The two-story building will be less than 28' in height with a proposed total square footage of 135,820 square feet (67,910 square feet/floor). The two (2) one-story buildings along the perimeter of the Property are each less than 10' in height. The northern one-story building (PR Building 2) is approximately 4,400 square feet and the eastern one-story building (PR Building 1) is approximately 6,600 square feet. The Applicant is proposing a total of 1057 mini-storage units comprising of 1001 interior units and 56 drive-up units. The unit mix will range between 5'x5' units and up to 10'x30' units.

The Property is accessible from Monroe Avenue with a manual swing gate along Nellis Boulevard. The office is located along the southern elevation of the building with access of the mini-storage units behind a secured gate.

Overall, the Property's plan design compiles with all Title 30 development standards. In particular, the Applicant is complying with all landscaping requirements, set back requirements, and parking requirements. Mini-storage facilities bring minimal traffic and noise, therefore, the Applicant believes the current request is compatible with the surrounding uses. We thank you in advance for your time and consideration of this mater. Should you have any questions or concerns, please feel free to contact me.

Waiver of Development Standards

Reduced Throat Depth for Parking Area

Where a 25' throat depth is required, the Applicant is requesting a 9.1' throat depth on the driveway off Monroe Avenue. In order to propose the 18' long parking stalls adjacent to the east side of the building and provide a 24' drive aisle, 9.1' is the maximum achievable distance for the throat depth in this area.

Thank you in advance for your time and consideration. Please do not hesitate to contact me at (702) 786-1832 or matt.mcauley@kimley-horn.com with any additional questions or concerns.

Kind regards,



Matt McAuley

HOTEL
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400057 (ZC-20-0066)-RA SOUTHEAST LAND COMPANY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce the driveway throat depth; and **2)** reduce the driveway approach distance. **DESIGN REVIEW** for a hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:
140-05-802-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway throat depth to 20 feet, where 75 feet is required per Uniform Standard Drawing 222.1 (a 73% decrease).
2. Reduce the driveway approach distance to 87 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 42% decrease).

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 45
- Guestrooms: 101
- Square Feet: 57,340
- Parking Required/Provided: 101/111

Site Plan

The previously approved site plan showed the hotel (Holiday Inn Express) as a rectangular shaped building, oriented east to west, and centrally located on the parcel. The main entrance

was shown located along Las Vegas Boulevard North. The approved site plan showed vehicles utilizing the driveway along Las Vegas Boulevard North encountering a round-about with landscaping and a porte-cochere adjacent to the front entrance of the hotel. A secondary ingress/egress driveway to the site was shown located on the northeast corner of the site adjacent to Nellis Boulevard. Parking spaces were shown located along the perimeter of the site and adjacent to the hotel building. There were 111 parking spaces provided where 101 parking spaces were required.

Landscaping

The previously approved plan showed 24 inch box trees and 5 gallon shrubs to be planted throughout the site which met parking lot landscaping requirements. The applicant proposed an exercise/dog walk area along the south property line (Las Vegas Boulevard North). Landscape finger islands included shrubs, trees, and river rocks/gravel. Furthermore, a 10 foot to 30 foot wide landscape buffer was shown located along the north property line adjacent to the multiple family residential development. The plans also showed a 10 foot to 25 foot wide landscape buffer along the west property line, a 10 foot to 31 foot wide landscape buffer along the south property line, and a 10 foot to 20 foot wide landscape buffer along the east property line. Attached sidewalks were located along the east property line (Nellis Boulevard) and along the south property line (Las Vegas Boulevard North). There were no non-standard improvements within the rights-of-way shown on the previously approved plans.

Elevations

The elevations depicted a 4 story non-gaming hotel. The exterior finishes included neutral desert tones, stone veneer, stucco walls, and clear windows to be used utilized above the first floor of the hotel.

Floor Plans

The floor plans showed a first floor that included the front desk area, lobby/great room, business center, market area, offices, restrooms, storage areas, conference room, elevator equipment room, fitness center, dining area, mechanical rooms, elevator lobby area, maintenance room, and guest rooms. The floor plans for the second, third, and fourth floors included the guest rooms, storage rooms, and housekeeping areas. Per the previously approved plans, the proposed hotel will provide 101 guest rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0066:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include the spandrel at the southeast corner of the site if required by Clark County or Nevada Department of Transportation;
- Nevada Department of Transportation approval.
- Applicant is advised that off-site permits may be required.

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 #0065-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that this project was previously approved after the impacts of the COVID-19 pandemic began to affect the hospitality industry, that resulted in a reduction in the demand for additional hotel capacity. The applicant is requesting this extension of time to be able to secure funding from lenders, as hospitality facilities become more attractive investments, and, once funding for the project is secured, to have time to be able pass building plans through the building permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0422	Finished grade in conjunction with a proposed hotel	Approved by BCC	November 2020
WS-20-0277	Waived the requirement for cross access and shared parking with the future property to the west	Approved by PC	August 2020
ZC-20-0066	Reclassified from H-2 to C-2 zoning for a hotel	Approved by BCC	May 2020
ZC-19-0095	Reclassified from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision	Approved by BCC	March 2019
ZC-1814-03	Reclassified 34,200 acres in the Nellis Air Force Base Airport Environs Overlay District by adding the appropriate sub-district designation	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (Greater than 18 du/ac)	R-4	Multiple family residential
South*	Corridor Mixed-Use	H-2 & C-2	Undeveloped & medical office
East	Corridor Mixed-Use & Business Employment	C-2 & H-2	Restaurant, retail building, & undeveloped
West	Corridor Mixed-Use	C-2 & M-1	Undeveloped & pallet manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

Related Applications

Application Number	Request
ET-22-400058 (WS-20-0277)	A first extension of time to waive the requirement for cross access and shared parking with the property to the west is a companion item on this agenda.
ET-22-400059 (DR-20-0422)	A first extension of time for increased finished grade in conjunction with a proposed hotel 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**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. The applicant has demonstrated some progress towards commencement with the approval of drainage and traffic studies. Given this indication of progress, the extent of the impacts that the COVID-19 pandemic exerted on the hospitality industry, and that this will be the applicant's first extension of time, staff can support this request.

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 November 18, 2024 to commence, to correspond with WS-20-0277 and DR-20-0422.
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RA SOUTHEAST LAND COMPANY

**CONTACT: RA SOUTHEAST LAND COMPANY, LLC, 1215 S. FORT APACHE RD.,
SUITE 120, LAS VEGAS, NV 89117**

APR 22-100161



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) ZC-20-0066 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400057</u> DATE FILED: <u>4/5/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>5/12/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/8/22</u> FEE: <u>\$600</u>
	PROPERTY OWNER NAME: <u>RA Southeast Land Company LLC</u> ADDRESS: <u>1215 South Fort Apache Rd. Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-940-6930</u> CELL: <u>702-592-7412</u> E-MAIL: <u>fpankratz@ehbcompanies.com</u>
	APPLICANT NAME: <u>Same as Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jennifer Knighton</u> ADDRESS: <u>1215 South Fort Apache Rd. Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-940-6930</u> CELL: _____ E-MAIL: <u>jknighton@ehbcompanies.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-05-802-009

PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of N. Las Vegas & Nellis Blvd

PROJECT DESCRIPTION: Proposed Holiday Inn Express & Suites

(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)*

By RA Southeast Land Company LLC By: EHB Companies Its Manager By: Frank Pankratz Its Man

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/21/2022 (DATE)
 By Frank Pankratz
 NOTARY PUBLIC: Jennifer Knighton



*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.

RA Southeast Land Company LLC
1215 South Fort Apache Rd. # 120
Las Vegas, NV 89117

PLANNED
COPY
ET-22-400057

ZC-20-0066

101 Room Holiday Inn Express located on 2.36 acres at the NWC of Nellis and Las Vegas
Boulevards

Design Review Extension of Time Request
Justification Letter

This project's Design Review was approved by the Board of County Commissioners in conjunction with the property's rezoning to C2 on May 6, 2020, with a 2-year approval term. This approval was shortly after the reality of Covid hit in early 2020. The hospitality business with hotel stays slowed dramatically, then came to a "halt", and gradually started picking up.

We herewith request a 2-year extension, additional time needed for the hotel occupancy and room rates to further increase for financing for new hotels to become more attractive to lenders and time needed to complete the construction documents and their plan check prior to building permit issuance.

Thank you for your consideration.

RA Southeast Land Company

By: EHB Companies

Its: Manager

By:

Frank Pankratz

Its: Manager

Cc Greg Borgel

06/08/22 BCC AGENDA SHEET

CROSS ACCESS
(TITLE 30)

LAS VEGAS BLVD/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400058 (WS-20-0277)-RA SOUTHEAST LAND COMPANY, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (Commercial General) (AE-65) Zone.

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

RELATED INFORMATION:

APN:

140-05-802-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Future cross access in conjunction with a proposed hotel

Site Plans

The previously approved plans depict a proposed site approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building is located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west. The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0277:

Current Planning

- 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.

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 #0065-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Applicant is requesting a 2 year extension of time for the hotel occupancy and room rates to further increase for financing for new hotels to become more attractive to lenders. The applicant states the original approval was after the reality of COVID-19 hit in early 2020 and the hospitality business slowed dramatically. The time is needed to complete the construction documents and their plan check prior to building permit issuance.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0422	Finished grade for a proposed hotel building	Approved by BCC	November 2020
ZC-20-0066	Reclassified from H-2 to C-2 zoning for a hotel building	Approved by BCC	May 2020
ZC-19-0095	Reclassified from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision	Approved by BCC	March 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du-ac)	R-4	Multiple family residential
South	Corridor Mixed-Use	H-2	Medical office
East	Corridor Mixed-Use	C-2	Restaurant & retail building
West	Corridor Mixed-Use	C-2	Undeveloped

Related Applications

Application Number	Request
ET-22-400059 (DR-20-0422)	A first extension of time for increase finished grade for a proposed hotel building in a companion item on this agenda.
ET-22-400057 (ZC-20-0066)	A first extension of time to reclassifying from H-2 to C-2 zoning for a hotel building in 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**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. The applicant is making progress in the development of the site. Drainage and traffic studies have been approved since the original approvals. Therefore, staff can support an extension of time for an additional 2 years.

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 November 18, 2024 to commence.
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RA SOUTHEAST LAND COMPANY

CONTACT: RA SOUTHEAST LAND COMPANY, LLC, 1215 S. FORT APACHE RD.,
SUITE 120, LAS VEGAS, NV 89117

DRAFT

APR 22-100161



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) WS-20-0277 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400058</u> DATE FILED: <u>4/5/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>5/12/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/8/22</u> FEE: <u>\$ 300</u>
	PROPERTY OWNER NAME: <u>RA Southeast Land Company LLC</u> ADDRESS: <u>1215 South Fort Apache Rd. Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-940-6930</u> CELL: <u>702-592-7412</u> E-MAIL: <u>fpankratz@ehbcompanies.com</u>
	APPLICANT NAME: <u>Same as Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jennifer Knighton</u> ADDRESS: <u>1215 South Fort Apache Rd. Suite 120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-940-6930</u> CELL: _____ E-MAIL: <u>jknighton@ehbcompanies.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-05-802-009

PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of N. Las Vegas & Nellis Blvd

PROJECT DESCRIPTION: Proposed Holiday Inn Express & Suites

(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 Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/21/2022 (DATE)

By Frank Pankratz

NOTARY PUBLIC: Jennifer Knighton

By RA Southeast Land Company LLC By: EHB Companies Its Manager By: Frank Pankratz Its Man



*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.

RA Southeast Land Company LLC
1215 South Fort Apache Rd. # 120
Las Vegas, NV 89117

PLANNER
COPY

ET-22-400058

REFERENCE: WS-20-0277

**101 Room Holiday Inn Express located on 2.36 acres at the NWC of Nellis and Las Vegas
Boulevards**

**Cross Access Easement Waiver Extension of Time Request
Justification Letter**

This Cross Access Easement Waiver was approved on August 18, 2020, by the Board of County Commissioners, with a 2-year approval term, subsequent to the property's rezoning to C2 and Design Review ZC-20-0066. The Waiver approval was after the reality of Covid hit in early 2020. The hospitality business with hotel stays slowed dramatically, then came to a "halt", and gradually started picking up.

We herewith request a 2-year extension, additional time needed for the hotel occupancy and room rates to further increase for financing for new hotels to become more attractive to lenders, and time needed to complete the construction documents and their plan check prior to building permit issuance.

Thank you for your consideration.

RA Southeast Land Company

By: EHB Companies

Its: Manager

By: _____
Frank Pankratz

Its: Manager

Cc Greg Borgel

06/08/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400059 (DR-20-0422)-RA SOUTHEAST LAND COMPANY, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-802-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4175 Las Vegas Boulevard North
- Site Acreage: 2.4
- Project Type: Increase finished grade in conjunction with a proposed hotel.

Site Plan

The site, located at the immediate northwest corner of Las Vegas Boulevard North and Nellis Boulevard, was approved for a non-gaming hotel (Holiday Inn Express) that is 4 stories in height and 57,340 square feet. The building will be located near the center of the property with no cross access or shared parking with the undeveloped parcel to the west (APN 140-05-802-005). The subject property has 1 access point from Las Vegas Boulevard North to the south and will provide 111 parking spaces where 101 parking spaces are required. The proposed increase in finished grade is located in the southwest corner of the parcel.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-20-0422:

Current Planning

- 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

- 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.
- 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.

Applicant's Justification

The applicant indicates that this design review was previously approved after the impacts of the COVID-19 pandemic began to affect the hospitality industry, that resulted in a reduction in the demand for additional hotel capacity. The applicant is requesting this extension of time to be able to secure funding from lenders, as hospitality facilities become more attractive investments, and, once funding for the project is secured, to have time to be able pass building plans through the building permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0422	Finished grade in conjunction with a proposed hotel	Approved by BCC	November 2020
WS-20-0277	Waived the requirement for cross access and shared parking with the future property to the west	Approved by PC	August 2020
ZC-20-0066	Reclassified from H-2 to C-2 zoning for a hotel	Approved by BCC	May 2020
ZC-19-0095	Reclassified from H-2 to C-2 zoning for a commercial building	Approved by BCC	March 2019
TM-19-500028	1 lot commercial subdivision	Approved by BCC	March 2019
ZC-1814-03	Reclassified 34,200 acres in the Nellis Air Force Base Airport Environs Overlay District by adding the appropriate sub-district designation	Approved by BCC	December 2004

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South*	Corridor Mixed-Use	H-2 & C-2	Undeveloped & medical office
East	Corridor Mixed-Use & Business Employment	C-2 & H-2	Restaurant, retail building, & undeveloped
West	Corridor Mixed-Use	C-2 & M-1	Undeveloped & pallet manufacturing

*Las Vegas Boulevard North is adjacent to the south side of the site.

Related Applications

Application Number	Request
ET-22-400057 (ZC-20-0066)	A first extension of time for waivers and a design review for a hotel on 2.4 acres is a companion item on this agenda.
ET-22-400058 (WS-20-0277)	A first extension of time to waive the requirement for cross access and shared parking with the property to the west 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

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. The applicant has demonstrated some progress towards commencement of grading and the overall hotel project with the approval of drainage and traffic studies. Given this indication of progress, the extent of the impacts that the COVID-19 pandemic exerted on the hospitality industry, and that this will be the applicant's first extension of time, staff can support this extension of time.

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 November 18, 2024 to commence.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RA SOUTHEAST LAND COMPANY

CONTACT: RA SOUTHEAST LAND COMPANY, LLC, 1215 S. FORT APACHE RD.,
SUITE 120, LAS VEGAS, NV-89117

RA Southeast Land Company LLC
1215 South Fort Apache Rd. # 120
Las Vegas, NV 89117

PLANNER
PLANNER
COPY

ET-22-400059

REFERENCE: DR-20-0422

**101 Room Holiday Inn Express located on 2.36 acres at the NWC of Nellis and Las Vegas
Boulevards
Grading Waiver Extension of Time Request
Justification Letter**

This Grading Waiver was approved on November 18, 2020, by the Board of County Commissioners, with a 2-year approval term, subsequent to the property's rezoning to C2 and accompanying Design Review Approval ZC-20-0066 and Cross Access Easement Waiver WS-20-0277. This Grading Waiver approval was after the reality of Covid hit in early 2020. The hospitality business with hotel stays slowed dramatically, then came to a "halt", and gradually started picking up.

We herewith request a 2-year extension, additional time needed for the hotel occupancy and room rates to further increase for financing for new hotels to become more attractive to lenders, and time needed to complete the construction documents and their plan check prior to building permit issuance.

Thank you for your consideration.

RA Southeast Land Company

By: EHB Companies

Its: Manager

By: _____

Frank Pankratz

Its: Manager

Cc Greg Borgel