



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 27, 2021

6:30 p.m.

## AGENDA

**NOTE:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov), before 5pm, May 26, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

**Board Members:**

Alexandria Malone – Chair  
Bricieda Castro- Vice Chair  
Earl Barbeau-Member

Paul Thomas-Member  
Max Carter-Member

**Secretary:**

Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto:jillniko@hotmail.com)

**County Liaison:**

Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [william.covington@clarkcountynv.gov](mailto:william.covington@clarkcountynv.gov);  
Anthony Manor; [manora@clarkcountynv.gov](mailto:manora@clarkcountynv.gov)

I. Call to Order, Invocation, Pledge of Allegiance, 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 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

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

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

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- III. Approval of Minutes for May 13, 2021 (For possible action)
- IV. Approval of Agenda for May 27, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

VI. Planning & Zoning:

06/01/21 PC

1. UC-21-0116-NP BOULDER, LLC:

USE PERMIT to allow a food cart (taco cart) not located within an enclosed building.

DESIGN REVIEW for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)06/01/21PC

06/15/21 PC

2. ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) alternative street landscaping; 3) mechanical equipment screening; 4) architectural masking; and 5) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) outside storage yard; 2) accessory office building; and 3) existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)06/15/21PC

3. UC-21-0182-GOMEZ KEVIN:

USE PERMITS for the following: 1) allow an accessory structure prior to a primary use; 2) allow an accessory structure not architecturally compatible with a future principal building; and 3) waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Judson Avenue and Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)06/15/21PC

4. UC-21-0213-KG REAL ESTATE, LLC:

USE PERMIT to allow a food truck not located within an enclosed building.

DESIGN REVIEW for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Design Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road 06/5/21 PC

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YOLANDA KING, County Manager

within Sunrise Manor. WM/sd/jo (For possible action)

5. **UC-21-0218-DIAMOND CREEK HOLDINGS LLC, SERIES 17:**  
**USE PERMIT** for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/xx 06/15/21 PC

06/16/21 BCC

6. **ET-21-400063 (UC-18-0557)-PALMER, SELINA:**  
**USE PERMIT FIRST EXTENSION OF TIME** to allow vehicle (automobile) sales.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEW** for a proposed vehicle (automobile) sales facility on 0.6 acres in a C-1 (Local Business) Zone. Generally located between Charleston Boulevard and Nevada Avenue, 200 feet east of Arden Street within Sunrise Manor. TS/jgh/jo (For possible action)06/16/21BCC

7. **ET-21-400069 (ZC-19-0099)-CRP III CHEYENNE LV, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a distribution center; and 2) reduce the setback from loading docks to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: 1) distribution center; and 2) alternative parking lot landscaping on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the southeast corner of Cheyenne Avenue and Walnut Road within Sunrise Manor. WM/bb/jo (For possible action)06/16/21BCC

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's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, May 26, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: June 10, 2021

X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
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YOLANDA KING, County Manager



## Sunrise Manor Town Advisory Board

May 13, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Max Carter- PRESENT Planning- Lorna Phegley
Secretary: County Liaison:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a> Beatriz Martinez	

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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 April 29, 2021 Minutes

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

IV. Approval of Agenda for May 13, 2021

Moved by: Mr. Carter  
Action: Approved with the deletion of Discussion of Master Plan & Development Code rewrite process.  
Vote: 4-0/Unanimous

V. Informational Items: None

## VI. Planning & Zoning

06/01/21 PC

1. **UC-21-0116-NP BOULDER, LLC:**

**USE PERMIT** to allow a food cart (taco cart) not located within an enclosed building. **DESIGN REVIEW** for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)06/01/21 PC

Moved by: Ms. Castro

Action: Held until next meeting date

Vote: 4-0/Unanimous

2. **UC-21-0155-NEVADA REALCO COM, LLC:**

**USE PERMIT** to waive the screening requirements for an outside storage area.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive parking lot landscaping; and 2) waive landscaping adjacent to a less intense use.

**DESIGN REVIEW** for a proposed office/warehouse building with an outside storage yard on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (APZ-2) Zone. Generally located on the north side of Holt Avenue, 770 feet east of Marion Drive within Sunrise Manor. MK/rk/jo (For possible action) 06/01/21 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

3. **WS-21-0168-MEHLINGS SILVER LAKE ESTATES INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow freestanding signs in a residential zone.

**DESIGN REVIEW** for a freestanding sign in conjunction with a manufactured home park on a portion of 42.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor (description on file). TS/ja/jo (For possible action)06/01/21 PC

Moved by: Mr. Carter

Action: Denied per staff recommendations

Vote: 4-0/Unanimous

06/02/21 BCC

4. **DR-21-0175-PAEZ, LUIS ARANDA:**

**DESIGN REVIEW** for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. WM/jor/jo (For possible action)06/02/21 BCC

Moved by: Ms. Castro

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be May 27, 2021

X. Adjournment

The meeting was adjourned at 7:00p.m.

06/01/21 PC AGENDA SHEET

FOOD CART  
(TITLE 30)

LAMB BLVD/BOULDER HWY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0116-NP BOULDER, LLC:**

**USE PERMIT** to allow a food cart (taco cart) not located within an enclosed building.  
**DESIGN REVIEW** for a food cart (taco cart) in conjunction with an existing car wash facility on a portion of 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Lamb Boulevard, 200 feet north of Boulder Highway within Sunrise Manor. TS/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
161-07-702-014 ptn

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 4111 Boulder Highway
- Site Acreage: 27 (portion)
- Project Type: Food cart
- Building Height (feet): 9
- Square Feet: 144
- Parking Required/Provided: 15 (car wash)/2 (food cart)/20

**Site Plan**

The applicant is proposing to place a food cart (taco cart) in the parking lot of an existing car wash facility that is part of an overall larger parcel that also contains the Boulder Station Hotel and Casino. However, this portion of the larger parcel that contains the existing car wash facility is functionally separate from the resort hotel site and has its own access from Lamb Boulevard and Boulder Highway. The food cart is planned to be located in the north portion of the parcel and will occupy a total of 2 parking spaces. Access to the site is from Lamb Boulevard and Boulder Highway.

Elevations

The food cart resembles a traditional mobile vendor structure that is on a chassis and mounted on wheels and towed by a vehicle. The food cart is approximately 8.5 feet in height, 18 feet in width, and constructed of metal and aluminum siding.

Applicant's Justification

The applicant indicates that the business will be a family operated and owned business with many years of experience to provide customers with the best food and service. The applicant indicates tentative hours of operation will be 11:00 a.m. to 5:00 p.m. every day of the week.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0569	Temporary commercial event; reduce the separation between a residential use and a temporary outdoor commercial event, allow live entertainment after daytime hours and allow temporary signage	Approved by BCC	September 2018
UC-0795-14	Use permit and design review for smog check	Approved by PC	November 2014
UC-0780-13	Use permit and design review for food cart	Approved by PC	January 2014
VC-1152-00	Auto maintenance facility in conjunction with a car wash	Approved by PC	August 2000
UC-1951-99	Retail sales in conjunction with a car wash facility	Approved by PC	January 2000
UC-1625-99	Car wash facility	Approved by PC	December 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-2 & H-1	(Boulder Station & car wash
South	Commercial Tourist & Commercial General	H-2 & C-2	Convenience store, parking lot, restaurant, & undeveloped
East	Commercial Tourist & Residential Suburban (up to 8 Du/ac)	R-1, C-P, & H-2	Single family residential, office conversions, & shopping center with tavern
West	Commercial Tourist	H-2 & H-1	Motel & parking lot

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 taco cart will not negatively impact the surrounding properties since it will be buffered by the existing landscaping along Lamb Boulevard and is sufficiently set back from Boulder Highway. The food cart will operate limited hours each day and is no more intense than the existing car wash facility.

#### Design Review

Staff is often concerned that any food cart may create impacts to on-site traffic circulation and pedestrian safety, depending on the popularity of the business. Since this use is intended to be a more permanent fixture at this site, staff finds that a short review period is appropriate to ensure business growth can still be accommodated by the existing site, hours of operation, and that the food cart are not negatively impacting neighboring properties and have no adverse impacts to on-site parking and internal circulation of the car wash.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 1 year to review.
- 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 application for review; 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** EL TACO TAVO ASADERO LLC

**CONTACT:** SUPERTAX AND MULTISERVICES LLC, 3230 E CHARLESTON BLVD  
STE 111, LAS VEGAS, NV 89104

**DRAFT**

06/15/21 PC AGENDA SHEET

OUTSIDE STORAGE YARD  
(TITLE 30)

LAMONT ST/CARTIER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) parking lot landscaping; 2) alternative street landscaping; 3) mechanical equipment screening; 4) architectural masking; and 5) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) outside storage yard; 2) accessory office building; and 3) existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone.

Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-17-703-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Permit alternative street landscaping where landscaping is required per Figure 30.64-13 and Section 30.64.030.
3. Permit existing mechanical equipment to not be screened where screening is required per Table 30.56-2.
4. Eliminate architectural masking for a foundation or anchoring system associated with existing modular office buildings where architectural masking is required per Table 30.56-2.
5. Reduce throat depth for a commercial driveway on Lamont Street to 18.5 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 26% reduction).

**LAND USE PLAN:**  
SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2650 N. Lamont Street
- Site Acreage: 5

- Project Type: Outside storage yard, accessory office building, existing modular office buildings
- Number of Stories: 1 (accessory office building and modular office buildings)
- Building Height (feet): 19 (accessory office building)/13 (modular office buildings)
- Square Feet: 3,447 (accessory office building)/2,160 and 1,440 (modular office buildings)
- Parking Required/Provided: 24/24

#### Site Plans

The approved plans depict an existing outside storage yard with 2 existing modular office buildings on a 5 acre site. A proposed accessory office building consisting of 3,447 square feet is located at the northwest corner of the site. Immediately to the east of the office building are 2 existing modular office buildings, consisting of 2,160 square feet and 1,140 square feet, respectively. Building permit 98-20629 was issued in September 1998 for the 2,160 square foot modular building. The outside storage yard consists of 207,454 square feet, of which 103,200 square feet is located within the east half of the site and is exempt from Air Quality regulations. The outside storage area that is exempt from paving will contain heavy trucks, construction equipment, and non-flammable materials. The remaining west half of the site is not exempt from Air Quality regulations and must be paved. Twenty-four parking spaces are provided for the site where 24 spaces are required. Eleven of the required parking spaces are located immediately to the east of an internal 24 foot wide access gate. A proposed 5 foot wide attached sidewalk is located along Lamont Street. A 5 foot wide pedestrian walkway connects the accessory office building to the sidewalk along the street frontage. Access to the project site is granted via a proposed commercial driveway adjacent to Lamont Street. The required trash enclosure is located 72 feet south of the proposed office building. The anticipated hours of business operation are from 6:00 a.m. to 6:00 p.m., Monday through Friday. The applicant states the existing modular office buildings will be removed from the project site within 45 calendar days following the certificate of occupancy for the accessory office building.

#### Landscaping

A landscape area ranging between 7.5 feet to 9.5 feet is located along Lamont Street. Ten small 24 inch box trees will be planted 20 feet on center along Lamont Street where 13 small trees are required. Groundcover and shrubs are also located within the landscape area. An 8 foot high decorative stucco block wall is located behind the landscape area along Lamont Street. A 140 foot wide NV Energy easement encumbers a significant portion of the street landscape area, limiting the size and type of tree that may be planted within the easement. The northwest portion of the project site includes parking lot landscaping; however, the 14 parking spaces located immediately to the east of the mechanical gate do not include any landscaping.

#### Elevations

The approved plans depict a proposed single story accessory office building with an overall height of 19 feet to the top of the parapet wall. The building consists of an EIFS exterior with decorative pop-outs located on the west and south elevations. Windows are located on all sides of the building and the roof mounted mechanical equipment will be screened by the parapet walls. The existing modular buildings measure 13 feet in height and feature a standing seam metal roof with oriented strand board (OSB) sheathing with a masonite trim.

### Floor Plans

The approved plans depict a proposed accessory office building consisting of 3,447 square feet. The office building contains multiple offices, a conference room, reception area, kitchen, restroom facilities, copy room, janitor's closet, storage room, and a server room. The existing modular office buildings consist of 2,160 square feet and 1,440 square feet, respectively.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0178:

#### Current Planning

- Modular office buildings to be removed within 45 calendar days following the issuance of the certificate of occupancy for the accessory office building;
- 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;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; applicant must comply with Air Quality regulations including required dust control measures and obtain any necessary permits; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension; 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.

#### Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-9660 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 if connecting to a public sewer, a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0106-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a 2 year extension of time to complete the proposed new office building as an accessory to outside storage. Contri construction company has experienced various construction delays, including the need to divert resources from the construction project during the Covid-19 pandemic. Progress is continuing with a drainage study approved and related easement granted, NV Energy design approval, and fire hydrant easement. Plans for site work were coordinated with Clark County Department of Environment and Sustainability.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0178	Waived landscaping, screening, and driveway standards	Approved by PC	April 2019
WC-0195-98 (ZC-2046-97)	Off-site improvements	Approved by BCC	June 1998
ZC-2046-97	Reclassified the project site from M-D to M-1 zoning for a contractor's storage yard; use permit for a contractor's office building in an APZ-2 zone; and variances to permit a temporary office trailer and waive the requirement for on-site paving to allow a gravel parking lot in the storage yard - use permit and variances - expired	Approved by BCC	January 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Industrial & Business and Design/Research Park	M-1	Warehouse, industrial, & outside storage uses
South	Business and Design/Research Park	M-1	Industrial & warehouse buildings

**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 experienced delays due to current economic difficulties related to the pandemic. However, the applicant has had the drainage study approved (PW19-13442) and the off-site improvement plans have been

submitted and are under review (PW19-15065). In addition, the proposed waivers will not significantly change the character of the area; therefore, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 16, 2023 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:** ANNE JOHNSON

**CONTACT:** ANNE JOHNSON, SPARKFLIGHT STUDIOS, 1489 W. WARM SPRINGS RD,  
STE 110, HENDERSON, NV 89104



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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-19-0178 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400065</u> DATE FILED: <u>4-20-2021</u> PLANNER ASSIGNED: <u>JRB</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>5-27 6:30pm</u> PC MEETING DATE: <u>6-15-2021 7pm</u> BCC MEETING DATE: _____ FEE: <u>\$300</u>  <i>No Public Hearing 2 years requested</i>
	<b>PROPERTY OWNER</b>  NAME: <u>Contri Construction Company</u> ADDRESS: <u>2650 N Lamont St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-458-6004</u> CELL: <u>702-289-3368</u> E-MAIL: <u>jpescio@contrinv.com</u>
	<b>APPLICANT</b>  NAME: <u>Joe Pescio, Contri Construction Company</u> ADDRESS: <u>2650 N Lamont St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-458-6004</u> CELL: <u>702-289-3368</u> E-MAIL: <u>jpescio@contrinv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Anne Johnson, Sparkflight Studios LLC</u> ADDRESS: <u>1489 W Warm Springs Rd #110</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-553-3323</u> CELL: <u>702-226-7615</u> E-MAIL: <u>anne@sparkflightstudios.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 14017703015

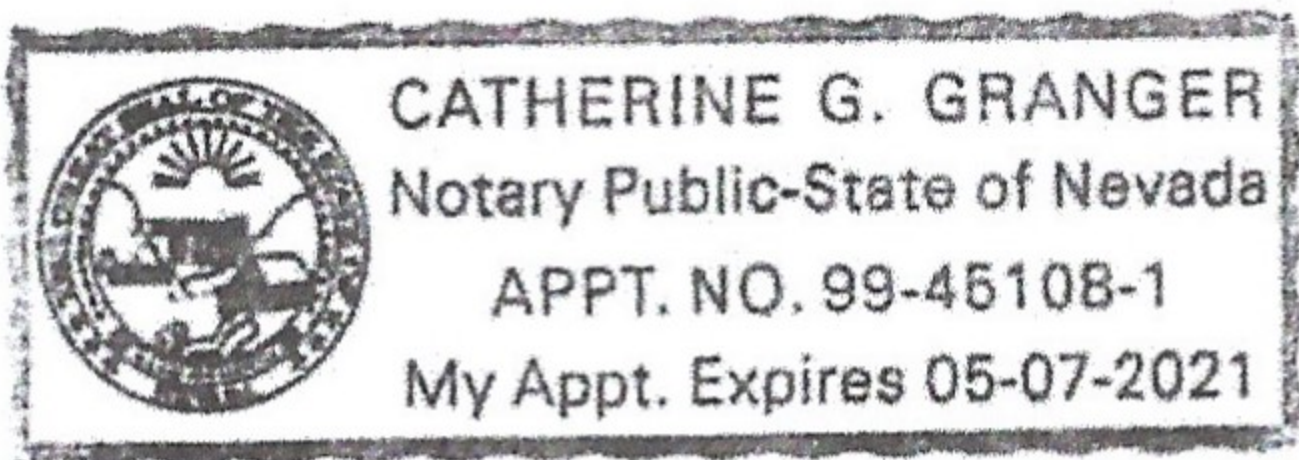
PROPERTY ADDRESS and/or CROSS STREETS: 2650 N Lamont St

PROJECT DESCRIPTION: ≈3,000 SF Office Building as an Accessory use to Outside Storage use.

(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.

Joe Pescio Secretary/Treasurer      Joe Pescio  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 23, 2021 (DATE)  
 By Joe Pescio  
 NOTARY PUBLIC: Catherine G. Granger



\*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-21-100413



**SPARKFLIGHT**  
STUDIOS  
Elevate your Space

March 23, 2021

ET-21-400065

PLANNER  
COPY

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
P.O. Box 551741  
Las Vegas, NV 89155-1741

Re: APN 140-17-703-015  
2650 N. Lamont Street  
Las Vegas, Nevada 89115

To Whom It May Concern:

Our office respectfully requests a 2-year time extension for Application # WS-19-0178, Public Hearing approval date of April 16, 2019. Proposed new office building as an Accessory to Outside Storage Yard at 2650 N. Lamont Street, Las Vegas, Nevada 89115 for Contri Construction Company. Contri Construction Company has experienced various construction delays including the need to divert resources from the construction project during the COVID-19 Pandemic.

Progress has continued with the following items:

- Architectural and site drawings are complete
- Drainage study is complete
- Drainage easement was granted to the County as part of the drainage plan
- An easement was granted to SNWA for their facilities on the east side of Lamont Street
- Fire hydrant easement was granted to the City of North Las Vegas
- Plans for site work were coordinated with Clark County Department of Air Quality
- Design Approval Agreement was executed with NV Energy

Please contact me at (702) 553-3323, or [anne@sparkflightstudios.com](mailto:anne@sparkflightstudios.com) if you require additional information.

Sincerely,

Anne Johnson, AIA  
Representative filing on behalf of Applicant

cc: Joe Pescio, Contri Construction Company



06/15/21 PC AGENDA SHEET

STORAGE CONTAINER  
(TITLE 30)

LINCOLN RD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0182-GOMEZ KEVIN:**

**USE PERMITS** for the following: 1) allow an accessory structure prior to a primary use; 2) allow an accessory structure not architecturally compatible with a future principal building; and 3) waive design standards for an accessory structure on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Judson Avenue and Lincoln Road within Sunrise Manor. WM/jgh/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

140-19-602-002

**USE PERMITS:**

1. Allow an accessory structure prior to a primary use where not permitted per Table 30.44-1.
2. Allow an accessory structure (storage container) not architecturally compatible with a future principal building where required per Table 30.44-1.
3. Allow non-decorative vertical metal siding for an accessory structure (storage container) where not permitted per Table 30.56-2A.

**LAND USE PLAN:**

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Accessory structure (storage container)
- Number of Stories: 1
- Building Height (feet): 8
- Square Feet: 320

Site Plans

The plans depict 2 storage containers located on the southern portion of the .9 acre parcel. The storage containers are the only structures on the site, there is no principal structure. The storage containers are 48 feet from the west property line and 60 feet from the south property line.

Elevations

The containers are 8 feet in height with a flat roof and consist of non-decorative metal vertical lap sides.

Floor Plans

The containers are 8 feet wide by 40 feet long and are 320 square feet each.

Applicant's Justification

The applicant indicates that this request is being filed due to an active code enforcement violation for a non-permitted accessory structure. The applicant indicates that there will be plans in the future to build a home on the property and the containers are needed to store materials and other personal items.

Surrounding Land Use

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

**Clark County Public Response Office (CCPRO)**

CE21-05622 is an active case on the subject property for non-permitted accessory structure..

**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 Comprehensive 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 reviews use permit requests to ensure compatibility with existing and planned development in the area. The shipping containers are not architecturally compatible to what is already existing in the area. In addition to that, the storage containers will be visible from Judson Avenue and visible from the developed property directly to the south; therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 6 months to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUNRISE BUILDERS, LLC.

**CONTACT:** SUNRISE BUILDERS, LLC., 6012 GOLDEN SUN CT, NORTH LAS VEGAS, NV 89081

FOOD TRUCK  
(TITLE 30)

LAS VEGAS BLVD N/PECOS RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-21-0213-KG REAL ESTATE, LLC:

USE PERMIT to allow a food truck not located within an enclosed building.  
DESIGN REVIEW for a proposed food truck in conjunction with an existing vehicle repair facility on a portion of 1.3 acres in an M-D (Design Manufacturing) (AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/sd/jo (For possible action)

---

RELATED INFORMATION:

**APN:**  
140-18-102-029 ptn

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3162 Las Vegas Boulevard N.
- Site Acreage: 1.3 (portion)
- Project Type: Food truck
- Truck Height (feet): 12
- Square Feet: 336
- Parking Required/Provided: 10/31

Site Plans

The plans depict 2 existing buildings being an L-shaped structure located along the west and south sides of the site, and a small freestanding building located on the northeastern portion of the site. Parking for the facility is located between the buildings and on the northeast corner of the site and access is from Las Vegas Boulevard North. There are existing residential developments adjacent to the east and south sides of the subject parcel. Records indicate the buildings were originally constructed in 1970 and no changes are proposed to the existing site layout. The proposed location for the food truck is in the center portion of the parcel adjacent to Las Vegas Boulevard North and an existing landscape area. The food truck will meet the minimum 10 foot setback from the right-of-way and the proposed location will leave over a 45 foot distance from the food truck to the parking stalls to the south. This will allow for traffic to maneuver around the truck without creating circulation problems.

Landscaping

There is no existing on-site landscaping provided for the site. There is an existing landscape area within the right-of-way for Las Vegas Boulevard North located on the northeast corner of the site consisting of a shrub and rock for groundcover.

Elevations

The height of the food truck is approximately 12 feet tall and 28 feet long with a total of 336 square feet. No changes are proposed to the exterior of the existing structures with this request. The L-shaped building is 2 stories and 22 feet in height with roll-up doors on the north and east sides of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting operational hours from 10:00 a.m. to 6:00 p.m. and would appreciate it if the hours could be extended for longer periods of time. No other employees will be on site besides the applicant. The food truck will be returned to the commissary after each work each day. The proposed location behind the existing landscape area along Las Vegas Boulevard North will be set back 10 feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0621-17	Use permit for auto repair	Approved by BCC	September 2017
UC-0212-12 (ET-0110-14)	Extension of time for use permit to allow for an auto repair/maintenance/tire repair	Approved by BCC	November 2014
UC-0212-12	Use permit for auto repair/maintenance/tire repair	Approved by BCC	November 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2	Retail, & undeveloped
South	Business and Design/Research Park	H-2	Automobile maintenance, & single family residential
East	Business and Design/Research Park	H-2 & M-D	Automobile maintenance, single family residential, & undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 has previously approved food trucks for both seasonal sales and more permanent locations in conjunction with commercial/retail centers. Staff is concerned that the location of the food truck in the center portion of the parcel adjacent to Las Vegas Boulevard North may create visual clutter along a major street and there may be impacts on traffic circulation and pedestrian safety. Since this use is intended to be a more permanent fixture at this site, staff finds that a short review period is appropriate to ensure that there are no adverse impacts on parking and pedestrian and vehicular movements. Staff can support this request with conditions of approval.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- 1 year to commence and review.
- Hours of operation to be limited to 10:00 a.m. to 6:00 p.m.
- 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 application for review; 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**

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT:** ISABEL CLOPEZ

**CONTACT:** ISABEL LOPEZ, TACOS EL SONORA, 5250 E LAKE MEAD BLVD UNIT  
107, LAS VEGAS, NV 89156

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0213</u> DATE FILED: <u>4/28/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>5/27/21</u> PC MEETING DATE: <u>6/15/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,350</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Rito Eduardo Hernandez Gallegos</u> ADDRESS: <u>3162 N. Las Vegas Blvd ste A.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-848-8300</u> CELL: <u>702-848-8300</u> E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Isabel C. Lopez</u> ADDRESS: <u>5250 E. Lake Mead Blvd Unit 107</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-470-3495</u> CELL: <u>702-470-3495</u> E-MAIL: <u>dcastillo42@gmail.com</u> REF CONTACT ID #: <u>209679</u>
<b>CORRESPONDENT</b>  NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: <u>209679</u>	

ASSESSOR'S PARCEL NUMBER(S): 14018102029  
 PROPERTY ADDRESS and/or CROSS STREETS: 3162 N Las Vegas Blvd. 89115  
 PROJECT DESCRIPTION: Mobil Food Truck

(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.

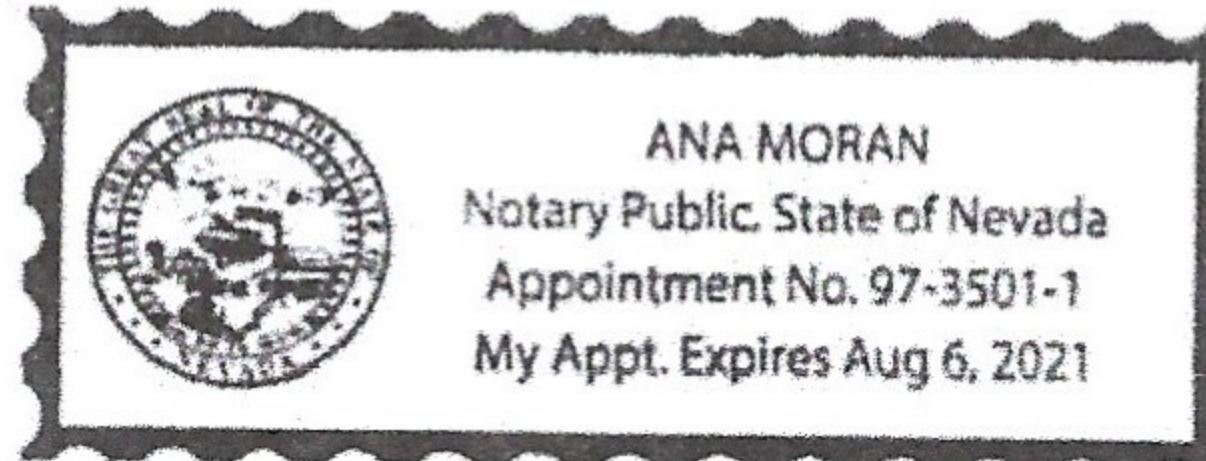
[Signature]  
 Property Owner (Signature)\*

Rito Eduardo Hernandez Gallegos  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 01/20/2021 (DATE)  
 By Rito Eduardo Hernandez Gallegos

NOTARY PUBLIC: Ana Moran



\*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.



Isabel C. Lopez  
Tacos El Sonora

02/11/2021

UP-21-0213

To Whom It May Concern:

In this letter I request the permission to station and work from 10am to 6pm . I would appreciate it if you can allow me to stay for longer periods of time if possible.

I will not be having any other employees on site, just myself. Also, regarding the parking, there will be entry and exits to the parking.

I will also be parking the food truck at the commissioner after hours. Which is located at:  
A1 Catering Inc.  
5560 E Lake Mead Blvd, Las Vegas, NV 89156  
7024522611

Sincerely,

Isabel C Lopez  
Tacos El Sonora

Isabe Cristina Lopez

UC-21 PC AGENDA SHEET

OFFICE  
(TITLE 30)

LAS VEGAS BLVD N/NELVIS

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0218-DIAMOND CREEK HOLDINGS LLC. SERIES 1

USE PERMIT for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/jo

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RELATED INFORMATION:

**APN:**

140-08-511-001

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3950 Las Vegas Boulevard North N.
- Site Acreage: 2.1
- Project Type: Office as a principal use
- Square Feet: 4,120 (office lease space)
- Parking Required/Provided: 72/89 (entire complex)

Site Plan

The plan depicts an existing office/warehouse (industrial) complex that consists of 2 buildings, each with several suites. Access to the site is from Las Vegas Boulevard North via 2 driveways. The proposed office is in the northerly portion in the southerly building. Parking is located on the east and west sides of the buildings and along the east and west property lines.

Landscaping

Landscaping exists along the property lines of the industrial park with several landscape fingers within the parking areas and along the perimeter of the property.

### Elevations

Both existing buildings consist of concrete tilt-up construction with an overall height of 26 feet with painted panels. There are pedestrian and roll-up vehicle doors on the west and east elevations of the building.

### Floor Plans

The plans depict a 4,120 square foot floor plan divided between 2 floors. The plans show individual office spaces that are approximately 80 square feet each, restrooms, reception area, and a lounge.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Settle Down ABA Inc is a provider of Applied Behavior Analysis Therapy Services to children and adolescents who are diagnosed with conditions that fall under the Autism Spectrum Disorder. Settle Down ABA Inc is a provider of these services with contracts with The State of Nevada Medicaid, State of Nevada Aging and Disability Services Division, Health Plan of Nevada, Sierra Health and Life, Anthem BC of Nevada, and TRICRE. This location is being established for the convenience of additional access for our services to the families within this area of town. The applicant has been a provider for these services for the previous 5 years and has 3 other offices within Clark County. These offices are within the City of Henderson and City of Las Vegas jurisdictions and 1 that is under the Clark County jurisdiction. The building is zoned as a mixed-use commercial center and the space being encompassed is 100% office space.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0008	Use permit and design review for a vehicle paint/body shop with vehicle sales	Approved by PC	February 2021
UC-1399-07 (ET-0098-10)	First extension of time for a major training facility - expired	Approved by PC	August 2010
UC-1399-07	Major training facility (air conditioning/HVAC) with reduction in parking - expired	Approved by PC	January 2008
UC-0080-06	Place of worship with reduction in parking - expired	Approved by PC	February 2006
UC-0456-02 (ET-0115-05)	First extension of time for a place of worship - expired	Approved by PC	July 2005
UC-1683-02	Major training facility (air conditioning/HVAC) - expired	Approved by PC	January 2003
UC-0456-02	Place of worship - expired	Approved by PC	May 2002
ZC-1118-98	Reclassified 2.1 acres to M-D zoning	Approved by BCC	September 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Tavern
South & East	Business and Design/Research Park	R-T	Trailer park
West	Business and Design/Research Park	H-2	Trailer park

### 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 Comprehensive 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 associated with the project site is consistent and compatible with the surrounding properties and land uses. The intent of the Business and Design/Research Park category is to designate areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. The proposed use as an office will have no adverse impacts to the site and surrounding area. Urban Specific Policy 7 of the Comprehensive Master Plan encourages land uses that are complementary and are of similar scale and intensity; 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 Comprehensive 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; 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

- Traffic study and compliance.

**Building Department - Fire Prevention**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

**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: ROBERT MATTHEW SCHULTZ**

**CONTACT: ROBERT SCHULTZ, SETTLE DOWN ABA INC, 1060 WIGWAM PARKWAY, HENDERSON, NV 89074**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

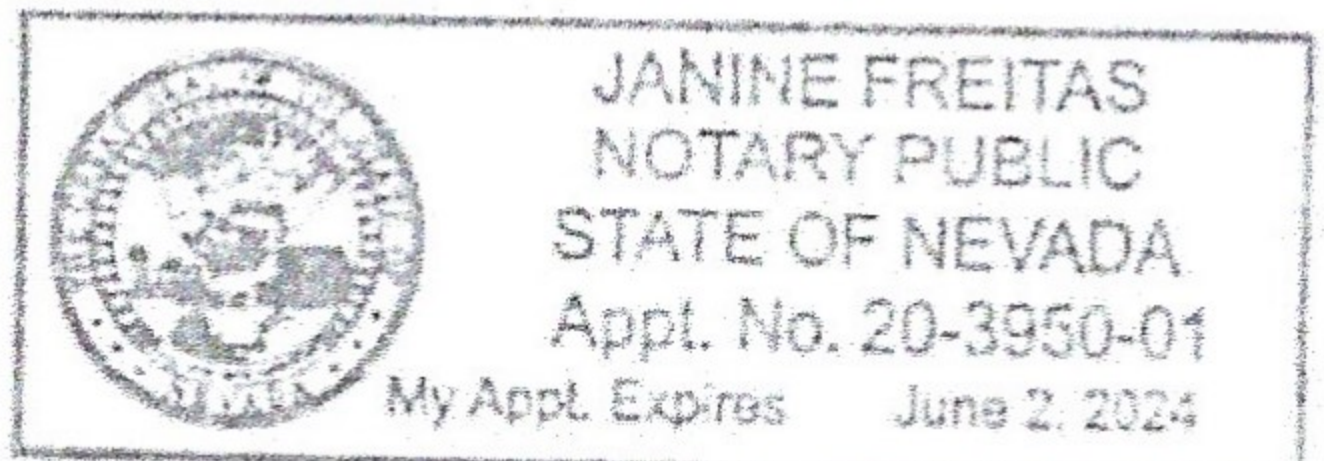
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-21-0218</u> DATE FILED: <u>4/28/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>5/27/21</u> PC MEETING DATE: <u>6/15/21</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b> NAME: <u>Diamond Creek Holdings, LLC Series 17</u> ADDRESS: <u>2764 Lake Sahara Dr., #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 795-8100</u> CELL: <u>951-712-8389</u> E-MAIL: <u>clemz@thecreekcompanies.com</u>
	<b>APPLICANT</b> NAME: <u>Settle Down ABA Inc.</u> ADDRESS: <u>1060 Wigwam Parkway</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>7025476971</u> CELL: <u>7023006818</u> E-MAIL: <u>r.schultz@settledownaba.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-08-511-001  
 PROPERTY ADDRESS and/or CROSS STREETS: 3950 North Las Vegas Blvd, Suites 101, 102 & 201, LV, NV 89115  
 PROJECT DESCRIPTION: LAS VEGAS BLVD NORTH INDUSTRIAL PARK

(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.

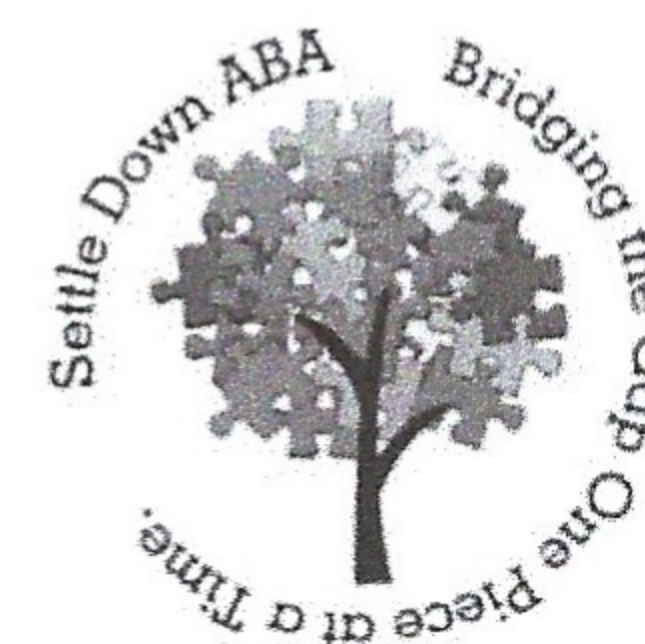
Property Owner (Signature)\* [Signature]      Property Owner (Print) CLEMENT ZIRKOW, JR

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 27, 2021 (DATE)  
 By Clement Zirkow, 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.

Robert M. Schultz, CEO &  
Christina E. Settle, COO, M.Ed., BCBA, LBA  
Settle Down ABA Inc.  
1060 Wigwam Parkway  
Henderson, Nevada 89074  
Phone: (702)547-6971  
Fax: (702)547-6948



### Clark County Special Use Permit Request

Re: Application #21-100114  
Settle Down ABA Inc.  
3950 North Las Vegas Blvd, # 101, 102 & 201  
Las Vegas, Nevada 89115

To whom it may concern.

Settle Down ABA Inc is a provider of Applied Behavior Analysis Therapy Services to children and adolescents who are diagnosed with conditions that fall under the Autism Spectrum Disorder. Settle Down ABA Inc is a provider of these services with contracts with The State of Nevada Medicaid, State of Nevada Aging and Disability Services Division, Health Plan of Nevada, Sierra Health and Life, Anthem BC of Nevada and TRICRE. This location is being established for the convenience of additional access to our services to the families within this area of town. We have been a provider for these services within the Clark County for the previous 5 years and have 3 other offices within Clark County. These offices are within the City of Henderson and City of Las Vegas jurisdictions and one that is under the Clark County.

We are leasing an existing space located at the above listed address and seek the required special use permit for the operations as required under this building's regulations. The building is zoned as a mixed-use commercial center and the space we are encompassing is 100% office space.

Settle Down ABA is more than willing to share all details that could be requested of further clarification on our services or the community in which we service.

We look forward to opening this operation and continuing to provide the needed services and care for these clients so desperately in need of care.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Schultz', written over a horizontal line.

Robert M. Schultz, CEO  
2/10/2021

VEHICLE SALES  
(TITLE 30)

CHARLESTON BLVD/ARDEN ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400063 (UC-18-0557)-PALMER, SELINA:**

**USE PERMIT FIRST EXTENSION OF TIME** to allow vehicle (automobile) sales.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.  
**DESIGN REVIEW** for a proposed vehicle (automobile) sales facility on 0.6 acres in a C-1 (Local Business) Zone.

Generally located between Charleston Boulevard and Nevada Avenue, 200 feet east of Arden Street within Sunrise Manor. TS/jgh/jo (For possible action)

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RELATED INFORMATION:

APN:  
161-05-510-297

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a 9 foot wide landscape area adjacent to an existing attached sidewalk along Charleston Boulevard where a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-17 or Figure 30.64-18 is required.

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4643 E. Charleston Boulevard
- Site Acreage: 0.6
- Project Type: Vehicle (automobile) sales facility
- Number of Stories: 1
- Building Height: 21 feet, 7 inches
- Square Feet: 2,504
- Parking Required/Provided: 10/42

Site Plans

The previously approved plans depict a proposed 2,504 square foot office building located on southern portion of the site with a 15 foot setback from the south (rear) property line adjacent to Nevada Avenue. Customer parking is located on the north side of the building and inventory parking occupies the northern portion of the site. There are 10 customer parking spaces and 32



inventory spaces. The site has access to Charleston Boulevard via a shared driveway with the adjacent parcel to the east.

#### Landscaping

The previously approved plans depict a 9 foot wide landscape area adjacent to an existing attached sidewalk along Charleston Boulevard and a 15 foot wide landscape area adjacent to an existing attached sidewalk along Nevada Avenue. Additional landscaping is located adjacent to the building. The landscape materials include trees, shrubs, and groundcover. There are 6 foot high CMU walls located on the east and west property lines and a 6 foot high decorative fence along the south property line adjacent to Nevada Avenue.

#### Elevations

The previously approved plans depict a single story building with a varied roofline that includes a flat roof with parapet walls and a pitched roof with concrete tile. The height of the building ranges from 15 feet 10 inches to 21 feet 7 inches. The building façade includes stucco siding, aluminum glass window and door treatments, and architectural enhancements on all sides. A roll-up door is located on the eastern side of the building.

#### Floor Plans

The previously approved plans depict a 2,504 square foot building with a lobby, office, and garage/display area.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0557:

#### Current Planning

- 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

- Drainage study and compliance;
- Traffic study and compliance.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0408-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that an extension of time is needed because financial delays have occurred due to the COVID-19 pandemic. Although delays have occurred, the applicant and her husband are making progress by working with the bank to find a solution for funding.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0557	Allowed vehicle (automobile) sales	Approved by BCC	September 2018
DR-1031-04 (ET-0221-06)	Extension of time for vehicle maintenance and retail building	Approved by BCC	December 2006
DR-1031-04	Vehicle maintenance and retail building - expired	Approved by BCC	July 2004
ZC-1071-02	Reclassified the site from R-2 to C-1 zoning for a retail store	Approved by BCC	November 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-3	Apartments
South	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
East	Office Professional	C-1	Retail
West	Office Professional	C-P	Office

**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. Although the applicant has not submitted for technical studies nor building permits, staff can support the first 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until September 5, 2023 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; 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: CASH OR PAYMENTS AUTO SALES**

**CONTACT: SELINA PALMER, P.O. BOX 620541, LAS VEGAS, NV 89162**

DISTRIBUTION CENTER  
(TITLE 30)

WALNUT RD/CHEYENNE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400069 (ZC-19-0099)-CRP III CHEYENNE LV, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a distribution center; and 2) reduce the setback from loading docks to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: 1) distribution center; and 2) alternative parking lot landscaping on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

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

---

RELATED INFORMATION:

**APN:**  
140-18-501-001

**USE PERMITS:**

1. A distribution center.
2. Reduce the setback from loading docks to a residential use to 87 feet where a minimum of 150 feet is the standard per Table 30.44-1 (a 42% reduction).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce driveway throat depth to a minimum of 18 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

**DESIGN REVIEWS:**

1. A 99,720 square foot distribution center.
2. Alternative parking lot landscaping where landscaping is required per Figure 30.64-14.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3919 E. Cheyenne Avenue
- Site Acreage: 4.9 (total)
- Project Type: Distribution center

- Number of Stories: 2
- Building Height (feet): 41
- Square Feet: 99,720
- Parking Required/Provided: 100/100

#### Site Plans

The plans depict a distribution center consisting of 1 building located in the central portion of the property. Access to the site is provided by 2 proposed driveways, with 1 on the northeast corner of the site with access from Cheyenne Avenue and the other on the southwest corner with access from Walnut Road. Parking for the facility is located along the north, south, and east sides of the building. There is an existing multiple family residential development on the adjacent property to the east. The loading docks are located on the east side of the building. The roll-up doors for the loading docks are set back approximately 147 feet from the east property line and the closest residential units are set back 99 feet from the front of the loading spaces and 189 feet from the roll-up doors for the loading docks.

#### Landscaping

There is an existing attached sidewalk located along Cheyenne Avenue. A 20 foot wide landscape area consisting of trees, shrubs, and groundcover is provided along Cheyenne Avenue. The plans depict a 22 foot wide landscape area along Walnut Road which consists of a 5 foot wide landscape strip along the street, a 5 foot wide detached sidewalk and an additional 12 foot wide landscape area between the sidewalk and the building. The landscape area along Walnut Road will also consist of trees, shrubs, and groundcover. The plan depicts a 15 foot wide intense landscape area along the east property line to screen the loading docks from the residential development to the east. This landscape area will consist of 2 off-set rows of large Evergreen trees. Additional landscape areas consisting of trees, shrubs, and groundcover are depicted adjacent to the building, within the parking areas and along the south property line. The landscaping is not in compliance with the requirements of Figure 30.64-14 for landscaping in some portions of the parking lot. However, the required number of trees per parking spaces is provided in other locations on the site.

#### Elevations

The building is 2 stories with a maximum height of 41 feet. The building has a flat roof with parapet walls that vary in height to break-up the roofline. The building is constructed of concrete tilt-up panels painted in earth tone colors. Architectural features are included on all elevations such as recesses, pop-outs and decorative bands will break-up the vertical and horizontal surfaces of the building. The loading dock is located on the east side of the building with 20 roll-up doors for loading and unloading cargo.

#### Floor Plans

The plan depicts a 99,720 square foot distribution center, which includes 10,000 square feet of office space. The plan depicts the office areas located on the northwest and southwest corners of the building with 5,000 square feet of office area on the first floor and an additional 5,000 square feet on a second floor. The remaining 89,720 square feet of the building will be warehouse space for the distribution center.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0099:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enhance proposed landscaping;
- 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 use permits, waiver of development standards, and design reviews must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include additional right-of-way for a 54 foot radius spandrel at the northwest corner of the site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- Applicant is advised that compliance with the Uniform Standard Drawings is required, unless waived by this or a subsequent application; and 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.

#### Building Department - Fire Prevention

- 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.
- 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.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0060-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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) DR-19-0099 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400069</u> DATE FILED: <u>4-27-2021</u> PLANNER ASSIGNED: <u>EBB</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>5-27 6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-16-2021</u> <u>AE-75, APZ-2</u> FEE: <u>300</u> <u>NPH</u>
	<b>PROPERTY OWNER</b>  NAME: <u>C R P III Cheyenne LV LLC</u> ADDRESS: <u>1300 Dove St., Ste. 200</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: <u>949-342-8000 x124</u> CELL: <u>949-524-2998</u> E-MAIL: <u>swalker@caprock-partners.com</u>
	<b>APPLICANT</b>  NAME: <u>Chris Teachman</u> ADDRESS: <u>6280 S. Valley View Blvd., Ste. 116</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-270-6600</u> CELL: <u>702-296-9669</u> E-MAIL: <u>cteachman@leesaklv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Clark Cashion</u> ADDRESS: <u>1300 Dove St., Ste. 200</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: <u>949-342-8000</u> CELL: <u>949-322-9080</u> E-MAIL: <u>ccashion@caprock-partners.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 14018501001

PROPERTY ADDRESS and/or CROSS STREETS: 3919 E. Cheyenne Ave.

PROJECT DESCRIPTION: 100,000sf concrete tilt-up warehouse. Core and shell only.

(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.

Patrick Daniels      Patrick Daniels, CEO  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

*Please see attached*

\*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-21-100449

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of orange )

On April 1, 2021 before me, Susan P. Allen, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Patrick Daniels  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Susan P. Allen  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



ET-21-400069

March 31, 2021

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



LEE & SAKAHARA  
ARCHITECTS, INC  
ARCHITECTURE PLANNING

6280 S. Valley View Blvd., Suite 1161 Las Vegas, NV 89118 3814  
T: 702.270.6600 F: 702.270.6643 www.lesak.com

ATTN: Mr. Brady Bernhart

Reference: DR-19-0099 – Cheyenne & Walnut – Request for Administrative Extension

Dear Mr. Bernhart:

We would like to request an administrative extension for the above-mentioned project. We have been approved by the Building Department since June of last year and have been awaiting Civil approvals by NDOT and Public works. We did not realize that the time for the design review was nearing expiration as we did not do the initial design review.

We have not deviated from the current Notice of Final action and have submitted our documents to the various agencies for their review and approval and have the intention to begin construction as soon as possible. We also have a Contractor selected and is submitting for an early grading permit. Below is the current status of the project. After reviewing, please let us know if there is anything you request from us and/or if we can file for an administrative time extension.

- Current Permit #: BD20-9708 (3919 E. Cheyenne Ave.)
- Building Department Plans Check Review completed 2020/06/29 (pending civil review).
- Civil Status as of 2021/03/31:
  - o Clark County Fire Department – Approved
  - o CCWRD – Approved
  - o CNLV – Approved pending final recording and fee payments.
  - o CCPW – 3<sup>rd</sup> Review
  - o All technical drainage studies and traffic studies have been approved by both CCPW and NDOT.
  - o NDOT – Plans have been submitted for review.

Again, thank you for taking the time to review our request, and we look forward to hearing from you soon.

Best Regards,

Lee & Sakahara Architects, Inc.

Chris Teachman, AIA, LEED BD+C  
Vice President

ET-21-400069

PLANNER  
COPY