



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 1, 2023

6:30pm

AGENDA

Note:

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

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

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

BOARD OF COUNTY COMMISSIONERS

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

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

- III. Approval of Minutes for May 11, 2023. (For possible action)
- IV. Approval of the Agenda for June 1, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
06/06/23 PC

- 1. **AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** allow agricultural – livestock, large not in Community District 5; **2)** allow a non-decorative roof; and **3)** increase the square footage of accessory buildings in conjunction with a principal structure.
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action)**06/06/23 PC**

06/07/23 BCC

- 2. **WS-23-0107-GROUP XIII PROPERTIES, LP:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway design; and **2)** alternative landscaping along a street.
DESIGN REVIEWS for the following: **1)** office/warehouse; **2)** finished grade; and **3)** alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)**06/07/23 BCC**

06/20/23 PC

- 3. **PA-23-700009-SCHOOL BOARD OF TRUSTEES, ET AL:**
PLAN AMENDMENT to amend the Northeast – Las Vegas Valley Transportation Map of the Clark County Master Plan from Collectors (80 foot right-of-way) to Collectors (60 foot right-of-way) for Christy Lane between Carey Avenue and Owens Avenue within Sunrise Manor. MK/gc (For possible action)**06/20/23PC**
- 4. **WS-23-0187-SCHOOL BOARD OF TRUSTEES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway approach distance; **2)** reduce driveway departure distance; **3)** reduce driveway throat depth; and **4)** allow alternative sidewalk ramps.
DESIGN REVIEW for a school (elementary) on 7.3 acres in a P-F (Public Facility) Zone. Generally located on the northwest corner of Christy Lane and Kell Lane within Sunrise Manor. MK/gc/syp (For possible action)**6/20/23PC**

BOARD OF COUNTY COMMISSIONERS

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

06/21/23 BCC

5. **ZC-23-0072-PROLOGIS, LP:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** throat depth; **2)** parking lot landscaping; **3)** cross access; and **4)** allow an attached sidewalk (no longer needed) and alternative street landscaping.
DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)**06/21/23 BCC**

6. **VS-23-0073-PROLOGIS, LP:**
AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment), and a portion of right-of-way being Lincoln Road between Alto Avenue and Cecile Avenue (alignment) (previously not notified), within Sunrise Manor (description on file). WM/bb/syp (For possible action)

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 15, 2023.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

April 27, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan – Member-PRESENT
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member- PRESENT Al Laird-Planning

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

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the March 30, 2023 Minutes

Moved by: M. Cosgrove
Action: Approved
Vote: 5-0/Unanimous

IV. Approval of Agenda for April 27, 2023

Moved by: Ms. Cosgrove
Action: Approved w/ item 1, 2 & 4 being held until June 1, 2023
Vote: 5-0/Unanimous

V. Informational Items: Hollywood Regional Park Grand Opening will be on May 27, 2023
At 8am.

VI. Planning & Zoning

04/19/23 BCC

1. **ZC-23-0072-PROLOGIS, LP:**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk and alternative street landscaping.

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

DESIGN REVIEWS for the following: 1) distribution centers; 2) finished grade; and 3) lighting. Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

VS-23-0073-PROLOGIS, LP:

2. **VACATE AND ABANDON** a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/bb/syp (For possible action) **04/19/23 BCC**

HELD PER APPLICANTS REQUEST

05/02/23 PC

3. **UC-23-0115-AMIGO REALTY CORP:**

USE PERMIT to allow a food truck not located within an enclosed building in conjunction with an existing commercial development on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/bb/syp (For possible action) **05/02/23 PC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-1

05/03/23 BCC

4. **WS-23-0107-GROUP XIII PROPERTIES, LP:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone. Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action) **05/03/23 BCC**

HELD PER APPLICANTS REQUEST

5. **WS-23-0124-BEEDLE NV PROPERTY, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into airspace; 2) waive detached sidewalks; and 3) allow a modified driveway design.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75 and APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action) **05/03/23 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations & waiver #1 being removed

Vote: 5-0/unanimous

6. **TM-23-500025-BEEDLE NV PROPERTY, LLC:**

TENTATIVE MAP for a commercial subdivision on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75/APZ-2) Zone. Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action) **05/03/23 BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 5-0/unanimous

05/16/23 PC

7. **UC-23-0137-KG REAL ESTATE, LLC:**

USE PERMITS for the following: 1) waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; 2) waive the separation from a vehicle repair facility (automobile and smog check) to a residential use; 3) waive the separation from a tire and installation facility (automobile and smog check) to a residential use; and 4) permit overhead doors to face a public street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) reduced parking and loading areas; 3) waive design and layout of parking; 4) waive trash enclosure; and 5) waive setback from the street.

DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed 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/lm/syp (For possible action) **05/16/23 PC**

Moved by: Ms. Cosgrove

BOARD OF COUNTY COMMISSIONERS

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

MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM

KEVIN SCHILLER, County Manager

Action: Approved per staff recommendations
Vote: 5-0/unanimous

05/17/23 BCC

8. **ET-23-400026 (UC-17-0480)-PLEASANT VIEW PARTNERS I, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) congregate care facility; and 2) assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) congregate care facility; 2) assisted living facility; and 3) finished grade on 6.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)05/17/23 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
9. **ET-23-400027 (VS-19-0100)-PLEASANT VIEW PARTNERS I, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue, and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/tpd/syp (For possible action) 05/17/23BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
10. **ET-23-400034 (WS-18-0493)-PLEASANT VIEW PARTNERS I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action) 05/17/23BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
11. **VS-23-0139-LV PETROLEUM LLC:**
VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)05/17/23BCC
Moved by: Mr. Thomas
Action: Denied
Vote: 3-2
12. **UC-23-0138-LV PETROLEUM LLC:**
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; 2) allow a modified driveway design; and 3) driveway distances from an intersection.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-through on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/rk/syp (For possible action)05/17/23BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-2

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be May 11, 2023

X. Adjournment

The meeting was adjourned at 8:04 pm

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

ACCESSORY AGRICULTURAL STRUCTURES
(TITLE 30)

GATEWAY RD/TONOPAH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure.
DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-802-003

USE PERMITS:

1. Allow agricultural – livestock, large not in Community District 5.
2. Allow a non-decorative roof.
3. Allow 3,397 square feet of accessory agricultural structures where 2,400 square feet is the maximum allowed per Table 30.44-1 (a 70% increase).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1760 Gateway Road
- Site Acreage: 0.7
- Project Type: Accessory agricultural structures
- Building Height (feet): up to 16
- Square Feet: 3,397

History & Request

Previous reviews of aerial photographs of the site indicated that a portion of the existing accessory structure was constructed prior to 1990. Additions to the building were added between the spring of 2017 and summer of 2018 without building permits. Manufactured homes have

been located on different portions of the site over the years. The current owner purchased the property in September 2018. The purpose of the original request was to allow the applicant to have 4 horses stabled on the property for personal use. The 4 horses are allowed on the 30,052 square foot property zoned R-T not within Community District 5 upon approval of a special use permit. The applicant also requested approval of the existing structure. The applicant indicated the horses kept on the property belong to him.

Site Plans

The approved plans depict an existing, approximate 3,397 square foot, accessory building centrally located on the southern portion of the site with 4 horse stalls located on the east side of the building. Portions of the horse stalls are covered and meet the minimum area required by Code. The site has access to Gateway Road and there is an existing 6 foot high wall along the east and south property lines. The wall along the south property line and the accessory agricultural building are set back 5 feet from the south property line. An existing wire fence is located along the north property line and an existing 3 foot wall with 3 foot high wooden slats is located along the western property line adjacent to Gateway Road.

Landscaping

The original plans did not depict existing trees in the southwest corner of the site, along Gateway Road, and along most of the north property line. Since the approval of the application, the applicant states they have planted 9 trees along the east property line in compliance with the conditions of approval.

Elevations

The approved plans show the existing accessory structure is between 9 feet and 16 feet in height with a flat roof of corrugated metal, CMU block wall, and corrugated metal panels.

Floor Plans

The previously approved plans depict an existing, approximate 3,397 square foot accessory building with a feed storage room, tack room, hay storage, storage rooms, and other accessory uses.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0124:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Until February 1, 2023 to review as a public hearing;
- Applicant to follow stringent cleanliness guidelines per standards as listed in Title 30;
- Plant additional trees closest to the stables along the east property line adjacent to APN 140-19-811-007.

- 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 there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Right-of-way dedication to include an additional 5 feet for Gateway Road.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates the cleanliness guidelines have been followed and fly traps have been installed around the horse stalls. There have been no reported complaints. The applicant is requesting the next review to be in 2 years. Also, since the primary residential use took longer than expected to receive final inspection and the certificate of occupancy, more time is needed to submit the building permit applications for the accessory structures. There have been no reported complaints.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0124	Residential boarding stable	Approved by PC	May 2022
ZC-19-0675	Reclassified from R-T to R-E zoning with a use permit for a residential boarding stable	Withdrawn by BCC	October 2019
UC-0587-10	Place of worship	Withdrawn by BCC	October 2011
ZC-1083-00	Reclassified from T-C to R-T zoning per Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

According to the applicant, they have installed fly traps around the corrals, 9 new trees have been planted along the east property line, and other cleanliness guidelines have been followed per the conditions of approval of UC-22-0124. In addition, there have been no reported complaints and the applicant has made progress on the site. BD21-38652 is an approved permit for the primary residence as shown on the records. However, the applicant needs a building permit for the accessory structures and needs to pass the final inspection per condition of approval of UC-22-0124. Therefore, staff can support this request with a condition to complete the building permit and inspection process within a year.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 17, 2024 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LAURENCIO ALVAREZ
CONTACT: GMRA, 6325 S JONES BLVD, STE 100, LAS VEGAS, NV 89118

DRAFT

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/MARION DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0107-GROUP XIII PROPERTIES, LP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; and 2) alternative landscaping along a street.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) finished grade; and 3) alternative parking lot landscaping on 8.7 acres in an M-D (Designed Manufacturing) (AE-75, AE-80, & APZ-2) Zone.

Generally located on the north side of Cheyenne Avenue and the west side of Marion Drive within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-08-401-008

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce throat depth for the northern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - b. Reduce throat depth for the central driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - c. Reduce throat depth for the southern driveway along Marion Drive to a minimum of 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
 - d. Reduce the departure distance from the northern driveway along Marion Drive to the intersection of Marion Drive and Colton Avenue to 158 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 17% reduction).
2.
 - a. Allow a proposed attached sidewalk with 8 feet up to 28 feet of landscaping along Marion Drive where a detached sidewalk is required per Figure 30.64-17.
 - b. Allow a proposed attached sidewalk with 15 feet of landscaping along Cheyenne Avenue where a detached sidewalk is required per Figure 30.64-17.
 - c. Allow a proposed attached sidewalk with 22 feet of landscaping along Colton Avenue where a detached sidewalk is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Office/warehouse.

2. Increase finished grade to 5 feet where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).
3. Allow alternative parking lot landscaping (fewer landscape islands) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 3255 Marion Drive
- Site Acreage: 8.7
- Project Type: Office/warehouse
- Number of Stories: 1 (with 2,500 square foot office mezzanines)
- Building Height (feet): 43
- Square Feet: 86,284 (Building 1)/50,533 (Building 2)/23,280 (Building 3)/160,097 (total)
- Parking Required/Provided: 241/254

Site Plan

The plan depicts a distribution center with 3 buildings located on 8.7 acres on the north side of Cheyenne Avenue, the south side of Colton Avenue, and the west side of Marion Drive. Access is shown along Marion Drive with 3 driveways, nearly equally distributed along the frontage. The north driveway does not meet the required departure distance to Colton Avenue and is the subject of one of the waiver requests. All 3 driveways require a throat depth waiver. The buildings are separated by 2 interior drive aisles and connected with north/south drive aisles around the buildings. Trash enclosures are located along the west side property lines. Portions of this property are located in the AE-75, AE-80, and APZ-2 overlay districts. A known earthquake fault line runs east and west through the south end of this property, with neither building located over the estimated fault line. Gates control access to the secure loading dock areas are located on the east side of the buildings, and the loading docks are facing west.

Landscaping

The plan depicts attached sidewalks along Colton Avenue, Marion Drive, and Cheyenne Avenue. Colton Avenue landscaping includes a 22 foot wide area of intense landscaping to buffer the site from the residential uses to the north. Marion Drive is shown with a landscape strip adjacent to the attached sidewalk that ranges from 8 feet to 28 feet in width. Cheyenne Avenue has a 15 foot wide landscaped area behind the attached sidewalk. The planting area along the west property line is less than 8 feet in width and the parking spaces do not include landscape fingers, but the total number of trees (179) on the property exceeds the minimum required of 40 large trees or 60 medium trees. Small shrubs are located on the north, east, and south sides of each building, and adjacent to walkways.

Elevations

The plans depict buildings up to 43 feet in height with concrete tilt-up panel construction with reveals, wall returns, medium reflective glass in clear anodized aluminum storefront entrances, metal awnings over entry doors, multi-tone paint, and clerestory windows for accent and natural lighting. Mechanical equipment will be screened and set back from the edge of the roof. Roll-up doors are on the west side of the buildings.

Floor Plans

The plans depict Building 1 on the north side of the property and split into 3 units, each with a 2,500 square foot office area along the east side of the building and 1 at the northeast corner of the building. The office spaces include a mezzanine area of the same size with office space. Building 2 in the middle of the property is shown with 2 units, each with a 2,500 square foot office area with mezzanine space. Building 3 has 1 unit with a 2,500 square foot office space and mezzanine area. Building 1 is 86,284 square feet, Building 2 is 50,533 square feet, and Building 3 is 23,280 square feet in area. The buildings do not meet the definition of a distribution center.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to construct 3 light industrial distribution center buildings on 8.7 acres zoned M-D and in the AE-75 airport overlay district for Nellis Air Force Base. Due to the noise levels, the property will meet current noise abatement requirements during construction. A lighting plan will be submitted during plan review and will meet code requirements. A maximum increased finished grade of 5 feet will be required for drainage plan review near the center of the site. The northern driveway is sited across from an existing driveway located on the east side of Marion Drive and avoids off-set driveways, which is less desirable than the requested departure distance waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1257-07	Distribution center - expired	Approved by BCC	December 2007
VS-1130-07	Vacated a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2007
TM-0263-07	One lot industrial subdivision - expired	Approved by PC	November 2007
DR-1667-05	Office warehouse complex - expired	Approved by BCC	December 2005
WS-0133-05	Waived screening and buffering of loading docks - expired	Approved by BCC	March 2005
ZC-1599-04	Reclassified the north half of the property from R-E to M-D zoning	Approved by BCC	October 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1099-04	Reclassified the south half of the property from R-E to M-D zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-T	Single family residential
South & East	Business Employment	M-1	Distribution center
West	Business Employment	M-1	Freight trucking company

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #2

The proposed attached sidewalk along Marion Drive would directly serve pedestrians from the north, trying to access Nellis Meadows Park to the east. The residential neighborhood north of Colton Avenue would have direct access to the park along Colton Avenue, and Marion Drive. The Cheyenne Avenue sidewalk is less of a concern since it serves mostly industrial property to the west. Policy SM-4.2 supports improved pedestrian connections, including pedestrian safety for access corridors. In addition, Title 30 requires 15 feet of landscaping when an existing attached sidewalk is permitted. Staff recommends denial of waiver #2 and construction of detached sidewalks.

Design Reviews #1 & #3

While the site design takes into account screening bay doors from public view, intense landscaping along the north property line, adequate parking, enhanced building design with 3 separate structures, and related varying facades and architecture, staff cannot recommend approval without adequate pedestrian access adjacent to the property. In addition, portions of Marion Drive only have 8 feet of landscaping behind an attached sidewalk.

Public Works - Development Review

Waiver of Development Standards #1a, #1b, & #1c

Staff has no objection to the reduction in throat depth for the driveways on Marion Drive. The applicant has placed landscape buffers adjacent to all driveways. Additionally, the 3 driveways should see equal use, further mitigating potential impacts from the reduced throat depths. With the narrowness of the site combined with the site not able to have access on the north, the applicant could only place the driveways on Marion Drive. However, since planning does not support the waivers of development standards or design reviews, staff does not support this request.

Waiver of Development Standards #1d

Staff has no objection to the reduction in departure distance for the southern driveway on Marion Drive. With the narrowness of the site the applicant has placed 3 driveways on Marion Drive to help mitigate the flow traffic onto the site. Additionally, the driveway lines up with a driveway on the east side of Marion Drive. However, since planning does not support the waivers of development standards or design reviews, staff does not support this request.

Design Review #2

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No 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;
- Work with the Las Vegas Metropolitan Police Department for the installation and use 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 the installation and use of cooling systems that consurnptively 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0114-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: May 3, 2023 – HELD – To 06/07/23 – per the applicant.

APPLICANT: SCOTT L SCHOFIELD

CONTACT: SCOTT MARTIN, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

06/20/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

CHRISTY LN/OWENS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700009-SCHOOL BOARD OF TRUSTEES, ET AL:

PLAN AMENDMENT to amend the Northeast – Las Vegas Valley Transportation Map of the Clark County Master Plan from Collectors (80 foot right-of-way) to Collectors (60 foot right-of-way) for Christy Lane between Carey Avenue and Owens Avenue within Sunrise Manor. MK/gc (For possible action)

RELATED INFORMATION:

APN:
List on file

LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL
SUNRISE MANOR - CORRIDOR MIXED-USE
SUNRISE MANOR - PUBLIC USE

BACKGROUND:
Applicant's Justification

The applicant states that the reduction in designation on the Transportation Map of the Clark County Master Plan from Collectors (80 foot right-of-way) to Collectors (60 foot right-of-way) for Christy Lane between Carey Avenue and Owens Avenue is justified since the majority of the properties along this corridor are planned for Ranch Estate Neighborhood uses. Therefore, the majority of the corridor is developed with non-urban street standards which do not necessitate an 80 foot wide right-of-way. A 60 foot wide street (right-of-way) would be more harmonious with the surrounding neighborhood.

Related Applications

Application Number	Request
WS-23-0187	Waivers of development standards to reduce approach distance, reduce departure distance, and reduce throat depth; with a design review for a school on APN 140-21-310-001 is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Staff finds the request to reduce the designation for Christy Lane between Carey Avenue and Owens Avenue to Collectors (60 foot right-of-way) on the Transportation Map appropriate for this location. Properties fronting Christy Lane along this corridor are already developed, with the majority of the properties zoned R-E and planned for Ranch Estate Neighborhood uses. Therefore, with the area developed at a low density, traffic volumes are also lower. Christy Lane is also not a thru street, which terminates at Carey Avenue where Nellis Air Force Base prevents the extension of Christy Lane northward. For these reasons, it is not anticipated that traffic volumes in this area will reach a level that would require an 80 foot wide collector street. Furthermore, Title 30 (Section 30.56.080.f) discourages single family residential lots from fronting or having direct access from an 80 foot wide collector street. Currently, the majority of lots fronting this section of Christy Lane are single family residential lots.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 19, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

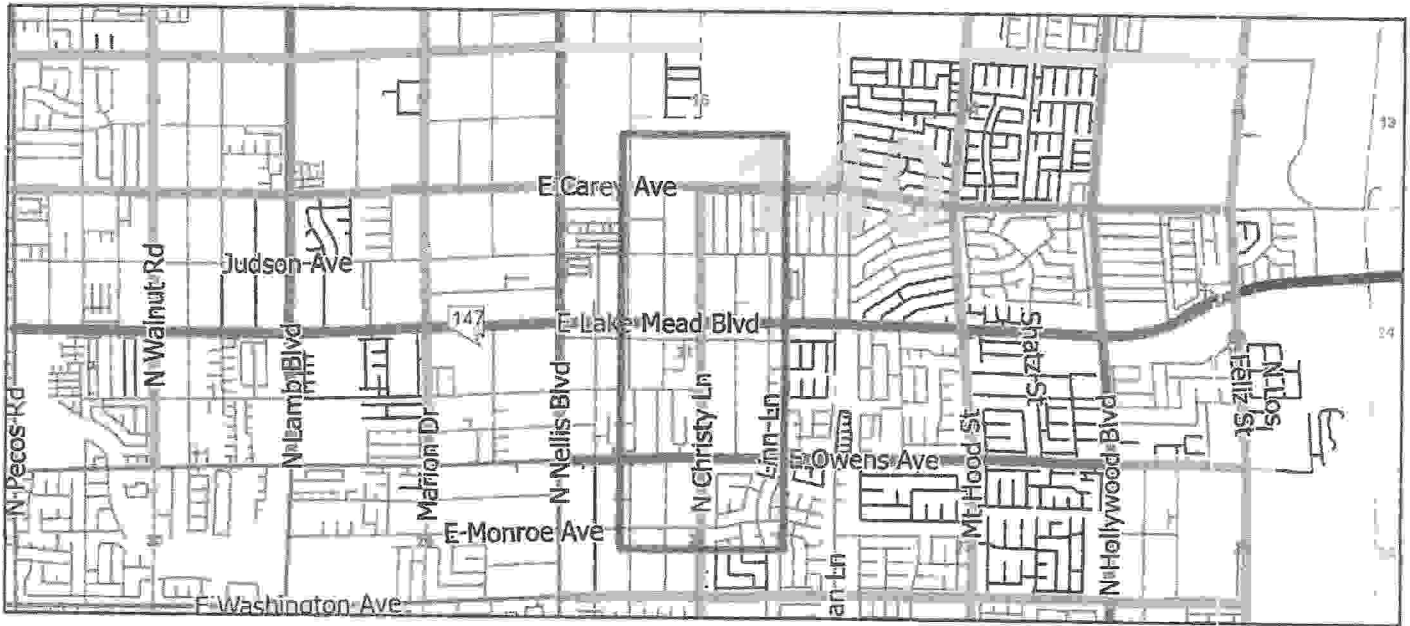
APPROVALS:

PROTEST:

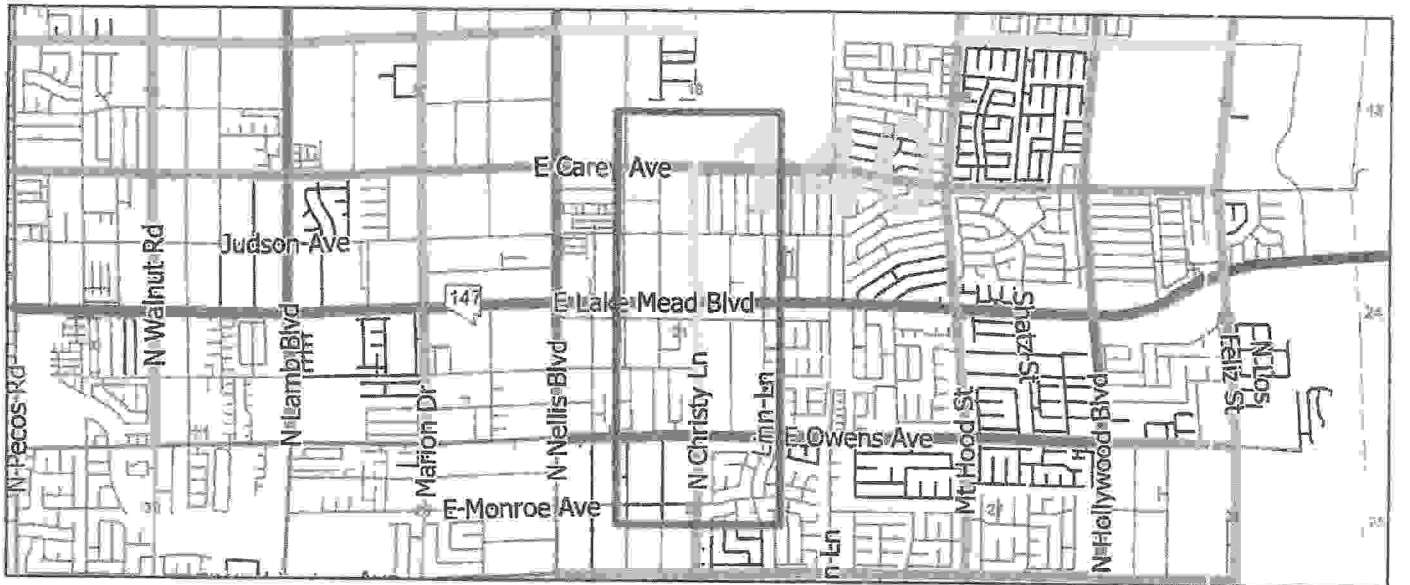
APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: PAULETTE MARSHALL, CLARK COUNTY SCHOOL DISTRICT, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

Transportation Plan Amendment PA-23-700009



Current



Requested

DRAFT

Sunrise Manor
Clark County, Nevada

- | | |
|-----------------------------------|---------------------------|
| Beltway | Arterials (100+ ft R-O-W) |
| Las Vegas Blvd (300+ ft R-O-W) | Collectors (80+ ft R-O-W) |
| Las Vegas Blvd (200+ ft R-O-W) | Collectors (60+ ft R-O-W) |
| Interstates/State Hwys (per NDOT) | Railroads |
| Arterials (120+ ft R-O-W) | Interchanges |

Note: Categories denoted in the legend may not apply to the presented area.



06/20/23 PC AGENDA SHEET

SCHOOL
(TITLE 30)

CHRISTY LN/KELL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0187-SCHOOL BOARD OF TRUSTEES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) reduce driveway throat depth; and 4) allow alternative sidewalk ramps.

DESIGN REVIEW for a school (elementary) on 7.3 acres in a P-F (Public Facility) Zone.

Generally located on the northwest corner of Christy Lane and Kell Lane within Sunrise Manor.
MK/gc/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-310-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance between a driveway along Kell Lane and an intersection to 110 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 26.7% reduction).
- b. Reduce the approach distance between a driveway along Shaner Lane and an intersection to 3 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 98% reduction).
2. Reduce the departure distance between a driveway along Kell Lane and an intersection to 76 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
3. Reduce throat depth for a driveway along Shaner Lane to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
4. Allow alternative sidewalk ramps where compliance with Uniform Standard Drawing 235 is required.

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5436 Kell Lane
- Site Acreage: 7.3

- Project Type: Elementary school
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 80,226
- Parking Provided: 78

Site Plans

The plans show the demolition and reconstruction of Mountain View Elementary School. The new elementary school will consist of 2 main buildings, Building A and Building B. Building A is located approximately 61 feet from the north property line, 146 feet from the west property line, and 25 feet from the south property line. Building B is located approximately 30 feet from the north property line, 134 feet from the east property line, and 46 feet from the south property line. A courtyard is located between the 2 buildings and enclosed by decorative perforated deck fencing. East of the buildings are playgrounds with shade canopies and outdoor basketball courts. Farther north, the existing grass field area and baseball field will remain untouched. Access to the site will be from both Kell Lane and Shaner Lane. A total of 78 parking spaces are provided west of the buildings where a minimum of 64 spaces are required (when the site is not located in a P-F zone). A separate bus drop-off and pick-up lane is located off of Kell Lane, south of Building B. Bike parking, mechanical yard, trash enclosure, and a garden area are located north of Building A. Four portable classrooms are shown where the outdoor basketball courts are located, if needed in the future. A 6 foot high chain-link fence will enclose the campus and play areas. However, a 4 foot high decorative block wall is located at the intersection of Christy Lane and Kell Lane outside of the sight visibility zone.

Landscaping

An attached sidewalk exists on Kell Lane and Shaner Lane, and an attached sidewalk is proposed along Christy Lane. However, there is no sidewalk existing or proposed along Igou Lane. A minimum 6 foot wide landscape area with 24 inch box trees every 24 feet to 27 feet apart and shrubs is located along the perimeter of the parking area along Kell Lane, Shaner Lane, and Igou Lane (there is no sidewalk along Igou Lane). The interior of the parking area has landscape islands with shrubs only. Street landscaping along Kell Lane adjacent to the bus drop-off and pick-up area is 5.5 feet wide with shrubs only. No street landscaping is proposed along Christy Lane.

Elevations

Building A is a 1 story, 35 foot high building while Building B is a 2 story, 35 foot high building. Building materials for both buildings consist of decorative CMU block, plaster finish, metal canopies, colored film over glass, clerestory windows, and painted metal deck panels. The roof is a combination of pitched standing seam metal roofing and flat parapet walls at varying heights. Fabric shade structures up to 24 feet high are located above the playground equipment. Future portable classrooms are 1 story, 15 feet high and constructed of T1-11 siding with a tan wood grain finish.

Floor Plans

Building A is 22,980 square feet and Building B is 57,246 square feet for a total of 80,226 square feet for the overall school. The school will have 37 classrooms, not including the 4 future portable classrooms. The portable classrooms are 1,420 square feet each.

Signage

A 34 foot high, cast-in-place address sign is located adjacent to the main entrance to Building A on the west side of the building.

Applicant's Justification

The existing school was constructed in 1954 and has exceeded its useful lifecycle and is in need of replacement. Construction will commence later this year with an anticipated opening date for the 2024-2025 school year. Students will be transported to a temporary swing campus during construction. The reduced approach distance for the driveway on Kell Lane is needed in order for the driveway to align with Rockwell Lane. The reduced approach distance for the driveway on Shaner Lane will not cause adverse impacts since the driveway will be narrowed with cones during pick-up and drop-off times. A reduced throat depth for the driveway on Shaner Lane is needed since an increase in depth would cause the loss of parking spaces, parking islands, and landscaping. The reduced departure distance for another driveway on Kell Lane is mitigated since the driveway is for 1 way traffic for bus pick-up and drop-off only. Alternative sidewalk ramps are needed to allow adequate room for the bus pick-up and drop-off area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E, R-D, & R-I	Place of worship & single family residential

Related Applications

Application Number	Request
PA-23-700009	Plan amendment to amend the Northeast – Las Vegas Valley Transportation Map of the Clark County Master Plan from Collectors (80 foot right-of-way) to Collectors (60 foot right-of-way) for Christy Lane between Carey Avenue and Owens Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Design Review

Staff finds the proposed school will upgrade the subject site and allow for an improved school amenity for the community. The buildings utilize 4 sided architecture with varying surface planes to improve the visual quality from all sides of the property. Although landscaping does not meet Title 30 exactly, the landscaping provided is more than what exists on the site today and will help beautify the site. Additionally, the applicant states that any additional trees will result in security issues. The proposed site design improves on-site and off-site circulation and safety with incorporation of a bus pick-up/drop-off area and an internal on-site parking lot. Currently, available parking requires vehicles to back-up into the public right-of-way. The request complies with Policy 2.2.1 of the Master Plan which encourages providing a range of recreational, educational, and enrichment programs to meet the interests, ages, and needs of residents throughout Clark County.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection in the reduction of the approach distance for the Kell Lane driveway. Although the driveway does not meet the standard approach distance, staff can support the reduction because the applicant aligned the Kell Lane driveway with Rockwell Lane to the south, helping to minimize potential conflicts.

Waiver of Development Standards #1b

Staff has no objection in the reduction of the approach distance for the Shaner Lane driveway. The approach is to Igou Lane that only serves 5 parcels and should see low traffic volumes, minimizing potential conflicts.

Waiver of Development Standards #2

Staff can support the reduction of the departure distance for the easternmost driveway on Kell Lane. The driveway is an ingress only driveway that will only be used for school buses.

Waiver of Development Standards #3

Staff can support the reduction of throat depth for the Shaner Lane driveway. Shaner Lane is a 60 foot wide local street. Additionally, the 2 driveways (1 on Kell Lane) should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #4

Staff has no objection to the alternative sidewalk ramp to reduce the radii for the 2 easternmost driveways on Kell Lane. The driveways are for buses only and should see minimal traffic; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 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;
- Traffic study to address current and future crosswalks;
- Right-of-way dedication of the spandrels.

Fire Prevention Bureau

- Applicant is advised to 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; and that fire/emergency access must comply with the Fire Code as amended.

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 #0004-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT
CONTACT: PAULETTE MARSHALL, CLARK COUNTY SCHOOL DISTRICT, 1180
MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

DRAFT

- b. Allow alternative landscaping along Lamb Boulevard where landscaping is required per Figure 30.64-17.

DESIGN REVIEWS:

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

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 149,379 (warehouse)/10,000 (office)/159,379 (total)
- Parking Required/Provided: 160/167

Site Plan

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

Landscaping

The plan depicts 15 foot wide landscaping, consisting of 24 inch box Desert Willow, Mulga Acacia, Shoestring Acacia trees, 5 gallon shrubs, groundcover, and detached sidewalks along the south and east property lines. A minimum of 10 feet of landscaping is provided adjacent to the attached sidewalk along Lincoln Road, with wider areas included as part of the landscape finger areas. The majority of the north property line is located adjacent to an approximately 10 foot wide existing landscaping on the neighboring property to the north under the same ownership. There is no landscaping proposed within the parking lot between the gated access points, requiring the addition of waiver #2 to this application. Waiver #4b is required for the east side of

the property since Lamb Boulevard is a 100 foot wide arterial road, requiring landscaping per Figure 30.64-17.

Elevations

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

Floor Plans

The plans depict Building 1 on the west side of the property with an 81,967 square foot warehouse, and 5,000 square feet of office space for a total of 86,967 square feet. Building 2 is located on the east side of the lot, and is a 67,412 square foot warehouse, with 5,000 square feet of office space for a total of 72,412 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to reclassify 8.7 acres from R-E (Rural Estates Residential) to M-D (Designed Manufacturing) zoning to construct 159,379 square feet of distribution center warehouse buildings. The applicant states the proposed rezoning will be conforming with the Master Plan designation of Business Employment. **The intense landscaping requirement found in Table 30.44-1 for distribution centers will be met on this site, along with new detached sidewalks.** On-site lighting is provided with hooded and downward facing LED lights along the south side of the building. These lights are designed to provide minimal illumination for security, emergency egress, and general access, and will meet the requirements of Section 30.56.135. Loading docks face north and are located on the north side of the building. The increased finished grade is less than 6 feet, with the highest area located along the south face of each building.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-23-0073	A request to vacate a portion of Lamb Boulevard and Alto Avenue right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

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

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Master Plan Policy SM-1.4: Ranch Estate Neighborhoods, encourages in-fill development in accordance with the compatibility considerations contained in Title 30. **The applicant has provided an updated plan showing intense landscaping and detached sidewalk along Alto Avenue, meeting Title 30 requirements. A use permit is no longer needed.**

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #2 & #3

The request for waiver #2 is a self-imposed hardship when considering there is enough space between the north property line, parking stalls, drive access, and loading spaces to allow for the required landscape strip along the north property line within the parking lot. While there is no current cross access with the property to the north, waiver #3 could have been addressed as a redesign under the same ownership, with this application. **The proposed development does not comply with Master Plan Policy SM-1.4: Ranch Estate Neighborhoods compatibility compliance with regard to the proposed waivers. Without adequate landscape buffering, staff cannot recommend approval.**

Waiver of Development Standards #4a (attached sidewalks no longer needed) & #4b

The request for waivers #4a and #4b does not allow for adequate screening of the site from public view along Lincoln Road and Lamb Boulevard. Master Plan Policy SM-2.2 supports civic facilities and improvements like sidewalks and landscaping. Staff cannot recommend approval.

Design Reviews #1 & #3

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

Public Works - Development Review

Waiver of Development Standards #1

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

Design Review #2

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

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

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 19, 2023 – HELD – To 06/21/23 – per the applicant.

APPLICANT: SCOTT BARNES

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

DRAFT

RIGHT-OF-WAY
(TITLE 30)

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

AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Alto Avenue located between Lincoln Road and Lamb Boulevard, and a portion of right-of-way being Lamb Boulevard located between Alto Avenue and Cecile Avenue (alignment), and a portion of right-of-way being Lincoln Road between Alto Avenue and Cecile Avenue (alignment) (previously not notified), within Sunrise Manor (description on file) WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-602-007

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting to vacate the following: 5 feet of right-of-way for the east 601 feet north of Alto Avenue; **5 feet of right-of-way on the east side of Lincoln Road, 275 feet between the north property line and Alto Avenue;** and 5 feet of right-of-way on the west side of Lamb Boulevard, 242 feet north of Alto Avenue; to accommodate detached sidewalks. The west 600 feet of right-of-way north of Alto Avenue does not need to be vacated.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-23-0072	A zone change to reclassify 8.7 acres to M-D zoning for distribution centers is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of rights-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 19, 2023 – HELD – To 06/21/23 – per the applicant.

APPLICANT: SCOTT BARNES

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

DRAFT