



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 1, 2021

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 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)
  - 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 specific Board/Council website.

Board/Council Members: Alexandria Malone, Chairperson  
Bricieda Castro, Vice Chairperson  
Paul Thomas, Member  
Earl Barbeau, Member  
Max Carter II, Member

Secretary: Jill Leiva, 702-334-6892, and [jillniko@hotmail.com](mailto: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 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)  
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  
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, 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 June 10, 2021. (For possible action)
- IV. Approval of the Agenda for July 1, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

VII.

**07/20/21 PC**

- 1. **TM-21-500081-WARDLEY PROPERTIES LLC:**  
**TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)07/20/21PC
- 2. **UC-21-0278-BARTSAS MARY 12, LLC:**  
**USE PERMIT** to reduce the setback from a vehicle (automobile) wash to a residential use.  
**DESIGN REVIEW** for a proposed automated vehicle (automobile) wash on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 120 feet south of Owens Avenue within Sunrise Manor. JJ/sd/jo (For possible action)07/20/21 PC

**07/21/21 BCC**

- 3. **DR-21-0267-CAREY-LAMONT PROPERTIES, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a future industrial development on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jo (For possible action)07/21/21 BCC
- 4. **ET-21-400092 (UC-17-0480)-PLEASANT VIEW PARTNERS, LLC:**  
**USE PERMITS SECOND 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 5.4 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/jgh/jo (For possible action)07/21/21 BCC



5. **UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:**  
**USE PERMITS** for the following: **1)** allow outside dining within 200 feet of residential uses; and **2)** to not provide pedestrian access around the perimeter of an outside dining area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping; **2)** alternative commercial driveway geometrics; **3)** reduce approach distance; **4)** reduce departure distance; and **5)** eliminate loading spaces.  
**DESIGN REVIEWS** for the following: **1)** fast food restaurant with drive-thru service; and **2)** outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)07/21/21 BCC
  
6. **VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action)07/21/21 BCC

VIII. General Business

Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action) Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

IX. 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.

X. Next Meeting Date: Next Meeting Date.

XI. 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 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>





## Sunrise Manor Town Advisory Board

June 10, 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- EXCUSED Planning- Greg Cerven
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	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 May 27, 2021 Minutes

Moved by: Ms. Castro  
Action: Approved  
Vote: 3-0/ Unanimous

IV. Approval of Agenda for June 10, 2021

Moved by: Ms. Castro  
Action: Approved  
Vote: 3-0/Unanimous

V. Informational Items: None



## VI. Planning & Zoning

07/06/21 PC

1. **DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:**  
**DESIGN REVIEW** for a proposed drive-thru in conjunction with a restaurant on 4.2 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Desert Inn Road within Sunrise Manor. TS/sd/jd (For possible action) 07/06/21 PC  
**Moved by: Ms. Castro**  
**Action: Denied per staff recommendations**  
**Vote: 3-0/Unanimous**
  
  2. **VS-21-0236-SFM2G, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lincoln Road and Lamb Boulevard, and between Alto Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/rk/jd (For possible action) 07/06/21 PC  
**Moved by: Mr. Barbeau**  
**Action: Approved per staff recommendations**  
**Vote: 3-0/Unanimous**
  
  3. **WS-21-0235-SFM2G, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) cross access; and 2) allow a modified driveway design.  
**DESIGN REVIEWS** for the following: 1) a proposed distribution center; and 2) finished grade on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action) 07/06/21 PC  
**Moved by: Ms. Malone**  
**Action: Approved**  
**Vote: 3-0/Unanimous**
- VII. General Business: None
- VIII. Public Comment: A neighbor has a few concerns about the flies and odor from the Sloan channel, fire hydrant "inspections" & dust when construction is being done.
- IX. Next Meeting Date: The next regular meeting will be July 1, 2021
- X. Adjournment  
The meeting was adjourned at 7:07p.m.



07/20/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK  
(TITLE 30)

LAMB BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500081-WARDLEY PROPERTIES LLC:**

**TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
140-17-301-001

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

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

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 5.3 acre site which was previously approved for a distribution center. Access to the site is from driveways on Lamb Boulevard and Alto Avenue. Off-site improvements will be installed with the development of the distribution center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-21-0121	For a proposed distribution center	Approved by PC	May 2021
VS-21-0122	Vacated and abandoned portions of right-of-way being Alto Avenue and Lamb Boulevard	Approved by PC	May 2021



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Undeveloped
South	Business and Design/Research Park	M-D	Existing distribution center
East & West	Business and Design/Research Park	M-D	Office warehouse buildings

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

This request meets the tentative map requirements as outlined in Title 30.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

#### Current Planning Division - Addressing

- No comment.



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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT:** ODYSSEY

**CONTACT:** SHANNON COOPER, SLATER HANIFAN GROUP, 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118

**DRAFT**



07/20/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK  
(TITLE 30)

LAMB BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500081-WARDLEY PROPERTIES LLC:**

**TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-17-301-001

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

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

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 5.3 acre site which was previously approved for a distribution center. Access to the site is from driveways on Lamb Boulevard and Alto Avenue. Off-site improvements will be installed with the development of the distribution center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-21-0121	For a proposed distribution center	Approved by PC	May 2021
VS-21-0122	Vacated and abandoned portions of right-of-way being Alto Avenue and Lamb Boulevard	Approved by PC	May 2021



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial	M-1	Undeveloped
South	Business and Design/Research Park	M-D	Existing distribution center
East & West	Business and Design/Research Park	M-D	Office warehouse buildings

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

**Current Planning Division - Addressing**

- No comment.



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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT:** ODYSSEY

**CONTACT:** SHANNON COOPER, SLATER HANIFAN GROUP, 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118

**DRAFT**



07/20/21 PC AGENDA SHEET

VEHICLE WASH  
(TITLE 30)

NELLIS BLVD/OWENS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0278-BARTSAS MARY 12, LLC:**

**USE PERMIT** to reduce the setback from a vehicle (automobile) wash to a residential use.  
**DESIGN REVIEW** for a proposed automated vehicle (automobile) wash on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 120 feet south of Owens Avenue within Sunrise Manor. JJ/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
140-28-110-003

**USE PERMIT**  
Reduce the separation from a vehicle wash to a residential use to 120 feet where 200 feet is required per Table 30.44-1 (a 40% decrease).

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

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

- Site Address: 1578 N. Nellis Boulevard
- Site Acreage: 0.8
- Project Type: Vehicle wash
- Building Height (feet): 22
- Parking Required/Provided: 3/7

Site Plans

The plans depict a proposed automated vehicle wash with access from Nellis Boulevard. The parcel directly to the north is an existing convenience store with gasoline pumps. While the current parcel is vacant the applicant will incorporate cross access with the parcel to the north. The building is centered along the north property line. Parking is provided per Title 30, which states that parking requirement for vehicle wash is 2 spaces plus 1 for an employee. Vacuum stations are shown along the south exterior for a total of 21 stations. Access to the vehicle wash is from the east via drive-thru and exiting at the west end. The request is to allow a vehicle wash



to be within 200 feet of existing residential uses. Directly to the north and south are C-2 zoned properties.

Landscaping

The plans depict landscaping along Nellis Boulevard, which screen the bay doors, along the south property line, and a 10 foot wide landscape strip adjacent to the residences to the east. Parking lot landscaping is not provided at the site as this is an automated car wash, thus reducing the need for on-site parking.

Elevations

The plans depict a vehicle wash that is approximately 22 feet in height with a flat roofline. The colors will be of a desert shade with brown exterior along with architectural enhancements. The western car wash tunnel of the vehicle wash is shielded from view of the right-of-way with proposed landscaping. A pay station canopy has a clearance of over 7 feet in height and is located at the east entrance of the vehicle wash.

Floor Plans

The plans depict a vehicle wash with car wash tunnel, office and restrooms, equipment, and electrical rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The vehicle wash is proposed as an amenity addition to the adjacent convenience store to the north. Modern convenience stores typically have associated vehicle wash facilities which function as additional neighborhood amenities and which attract new business to the site. With regard to the separation from residential uses, the vehicle wash will be approximately 120 feet from the vacant multiple family zoned parcel to the east with the placement of the car wash tunnel entrance on the east portion, which is the quieter part of the facility and is not expected to produce sound impacts beyond what would be expected for typical C-2 uses on the property. The exit from the vehicle wash faces Nellis Boulevard but would be behind normal street side landscaping and should not be aesthetically objectionable due to distance and location adjacent to the existing convenience store. As to the design review, the appearance and height will be similar to and compatible with the existing convenience store which it abuts.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0588-11	Waiver to allow for a flat roofline with parapet walls in conjunction with a prefabricated building - expired	Approved by BCC	January 2012
ZC-1906-05	Reclassified from R-2 to C-2 zoning for a future commercial use	Approved by BCC	January 2006



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Convenience store & undeveloped
East	Rural Neighborhood Preservation	R-4	Multiple family residential
West	City of Las Vegas	C-1	Shopping center

### 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.

The site is located near the intersection of Nellis Boulevard and Owens Avenue, which would be consistent with commercial uses within the immediate area. Staff finds that the proposed vehicle wash complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. The requested reduction in setback should not have any significant impacts to adjacent and nearby properties; therefore, staff can support the use permit request.

##### Design Review

The landscaping and design of the buildings are in conformance with Urban Specific Policy 67 which promotes development compatible with abutting uses. The site design provides for cross access with the existing commercial development to the north. Lastly, the building and structures include architectural treatments on all building elevations and include variations to the building, as encouraged by Urban Specific Policy 78. For these reasons, 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; that you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website, and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LENARD LOPER**

**CONTACT: KIM COLLINS, 5670 WYNN ROAD, LAS VEGAS, NV 89118**



07/21/21 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

LAMONT ST/JUDSON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0267-CAREY-LAMONT PROPERTIES, LLC:**

**DESIGN REVIEW** for finished grade in conjunction with a future industrial development on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
140-20-502-006

**DESIGN REVIEW:**  
Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

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

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

- Site Address: N/A
- Site Acreage: 9.8
- Project Type: Increase finished grade

Site Plan & Request

A tentative map for a 1 lot industrial subdivision, TM-20-500114, was approved by the Planning Commission in September 2020. An approved drainage study was a condition of the previous tentative map approval. A drainage study (PW21-11444) is currently being reviewed by Public Works for the project site.

The plans depict an overall project site consisting of 9.8 acres with 21 future industrial lots. The lots will be serviced by a future 27 foot wide private access easement connecting Lamont Street to Judson Avenue. According to the applicant, the increase in finished grade will occur within the northern and eastern halves of the project site.



### Landscaping

The plan depicts a 6 foot wide landscape area located behind the attached sidewalks along Lamont Street and Judson Avenue. Medium trees are planted 20 feet on center within the street landscape areas, in conjunction with the required shrubs and groundcover.

### Applicant's Justification

The applicant states a drainage study (PW21-11444) was completed by the project engineer and submitted to Public Works for review. Public Works provided a comment letter in March 2021 requiring several of the subdivision finish floor elevations to be raised to meet Code requirements. The raised graded elevations of the finish floors requires the fill to be greater than 18 inches above the existing grades on the property. It appears that the highest finish floor will be approximately 48 inches above the existing grade.

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500114	1 lot industrial subdivision	Approved by PC	September 2020
UC-0380-02	Office and vehicle repair facility - expired	Approved by PC	April 2002
VC-0089-99 (ET-0042-02)	Second extension of time to waive on-site paving, landscaping, and increased fence height - expired	Approved by PC	August 2002
VC-0089-99 (ET-0071-01)	First extension of time to waive on-site paving, landscaping and increased fence height - expired	Approved by PC	April 2001
VC-0089-99	Waived on-site paving, landscaping, and increased fence height - expired	Approved by PC	March 1999

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Industrial	M-D & M-1	Industrial buildings
South	Business and Design/Research Park	R-4, R-E, & M-1	Multiple family development, outside storage, & industrial building
East	Industrial	M-1	Outside storage & industrial building
West	Business and Design/Research Park & Public Facility	M-D	Warehouse/office building & undeveloped

### **STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Public Works - Development Review**

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

### **Staff Recommendation**

Approval.

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**

- 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.
- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PHILLIP REGESKI

**CONTACT:** PHILLIP REGESKI, 1740 DELL RANGE BLVD., SUITE 454H, CHEYENNE, WY 82009



ASSISTED LIVING FACILITY/  
CONGREGATE CARE FACILITY  
(TITLE 30)

LOS FELIZ ST/WASHINGTON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400092 (UC-17-0480)-PLEASANT VIEW PARTNERS, LLC:**

**USE PERMITS SECOND 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 5.4 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/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-26-211-001 through 140-26-211-003; 140-26-211-008 through 140-26-211-020

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a block wall to 16 feet (10 foot retaining with 6 feet of wrought iron) where a maximum height of 6 feet is permitted per Chapter 30.64 (a 167% increase).

**DESIGN REVIEWS:**

1. Proposed congregate care facility.
2. Proposed assisted living facility.
3. Increase the finished grade to 48 inches where 18 inches is the standard per Section 30.32.030 (a 166% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: Various
- Site Acreage: 1.8
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 15,668



- Parking Required/Provided: 32/39

#### General Summary

- Site Address: Various
- Site Acreage: 3.6
- Project Type: Assisted living facility
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 45,000
- Parking Required/Provided: 76/79

#### Project History

The Board of County Commissioners (BCC) approved the original use permit (UC-17-0480) and a design review for a congregate care facility and assisted living facility in February 2018. A waiver of development standards to increase the height of a block wall to 16 feet, in addition to a design review to increase finished grade, was approved with the aforementioned land use application. A subsequent request, WS-18-0493, for a waiver of development standards to increase the height of a combined wall/retaining wall height to 24 feet (18 foot retaining wall/6 foot screen wall) and a design review to increase finished grade to 5 feet on the project site was approved by the BCC in February 2019.

#### Site Plans

The previously approved plans, UC-17-0480, depict a proposed congregate care facility and assisted living facility. The project consists of 2 buildings: 1) 15,668 square foot congregate care facility; and 2) 45,000 square foot assisted living facility. Both facilities will work in tandem and closely together with patients. The staff at each facility will work directly with 1 another to maintain the residency of patients. The facilities will be located on separate lots that are a minimum of 80,000 square feet with cross access and shared access points from Los Feliz Street (collector street). The plans depict a proposed 1.2 acre open space buffer at the northwest corner of Los Feliz Street and Washington Avenue with the proposed congregate care facility north of the open space area and proposed assisted care facility directly to the north of the congregate care facility. Immediately to the north of the project site are 4 parcels totaling 1.7 acres that will remain undeveloped at this time. The project complies with required on-site parking, with the parking areas equitably distributed. Access to the site is from 2 proposed driveways along Los Feliz Street. The plans depict the overall site is substantially lower than Los Feliz Street and slightly higher than Washington Avenue.

#### Landscaping

The previously approved plans, WS-18-0493, depict a 17 foot wide landscape area with a detached sidewalk along Washington Avenue. The proposed 24 foot high wall approved via WS-18-0493 (18 feet retaining and 6 feet of decorative iron fencing) is depicted within a portion of this area and along the west property line. Directly north of the street landscaping is a 1.2 acre (51,675 square foot) open space buffer with prescribed landscaping, consisting of groundcover, shrubs, and trees. The plans depict a 30 foot wide landscape area with a detached sidewalk along Los Feliz Street directly in front of the proposed congregate care facility. A 15 foot wide landscape area with detached sidewalk is depicted along Los Feliz Street in front of the proposed



assisted care facility. A 6 foot to 10 foot wide landscape buffer is shown along the entire west property line. All landscaping, including parking lot landscaping, will be equitably dispersed throughout the site.

#### Elevation (congregate care facility)

The previously approved plans depict a 1 story, 20 foot to 28 foot high building with the following residential elements: 1) painted cement plaster finish; 2) stone veneer, 3) pitched concrete tile roof; 4) cement plaster soffit; and 5) accents/fenestration along the windows.

#### Elevation (assisted living facility)

The previously approved plans depict a 1 story, 20 foot to 28 foot high building with the following residential elements: 1) painted cement plaster finish; 2) stone veneer, 3) pitched concrete tile roof; 4) cement plaster soffit; 5) flat roof elements with parapet walls with enhanced cornice treatment; and 6) accents/fenestration along the windows.

#### Floor Plans (congregate care facility)

The previously approved plans depict a 15,668 square foot congregate care facility consisting of the following: 1) bedrooms containing a total of 40 beds; 2) dining and living areas; 3) offices; 4) lounge; 5) breakroom; 6) kitchens; 7) maintenance and storage areas; 8) outdoor courtyard areas; and 9) laundry area.

#### Floor Plan (assisted living facility)

The previously approved plans depict a 45,000 square foot assisted living facility consisting of the following: 1) visitor/reception area; 2) offices; 3) conference room; 4) nurse stations; 5) multiple rooms with a total of 72 beds; 6) dining area and social gathering; 7) staff room; 8) restrooms; 9) theatre; and 10) computer lab.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400017 (UC-17-0480):

##### Current Planning

- Until February 21, 2021 to commence with any extension of time as a public hearing and to review as a public hearing.
- Applicant is advised that 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.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-17-0480:

##### Current Planning

- 2 years to review;
- All site lighting shall be low and down facing;
- No sirens for other than emergencies pursuant to Fire Department protocol;



- Landscaping per plans;
- Design review as a public hearing for signage and lighting;
- Design review as a public hearing for any significant changes to the plans;
- 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 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the COVID-19 pandemic has significantly delayed progress on this project. Almost immediately after the first extension of time was granted the pandemic hit but the applicant has continued working with Clark County Public Works and the Regional Flood Control District to address necessary concerns regarding the project. Due to the ongoing work on the property with various departments and the delays caused by the pandemic, the applicant is requesting an additional 2 year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400017 (UC-17-0480)	Extension of time for a congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	April 2020
VS-19-0100	Vacated and abandoend easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue and Washington Avenue within Sunrise Manor	Approved by PC	March 2019
WS-18-0493	Increased wall height and finished grade in conjunction with a previously approved assisted living facility and congregate care facility	Approved by BCC	February 2019
UC-17-0480	Congregate care facility and assisted living facility, waiver to increase wall height, design reviews for a congregate care facility, assisted living facility, and increased finished grade	Approved by BCC	February 2018
DR-0962-07	19 residential lots within hillside development	Approved by PC	September 2007
TM-0104-07	19 lot single family residential development	Approved by BCC	May 2007



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0060-05	Reduced lot area and private street width in conjunction with a proposed residential development	Approved by BCC	May 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
West	Public Facilities	R-E	O'Callaghan Middle School, Las Vegas Valley Water District, Southern Nevada Water Authority (water reservoir with tanks), & communication tower

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has been made progress with grading approval through Public Works, but has not received the grading permit. Staff can support this request; however, this may be the last extension of time staff will support.

**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 February 21, 2023 to commence and review as a public hearing, with any extension of time as 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 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.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PLEASANT VIEW PARTNERS, LLC

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



RESTAURANT  
(TITLE 30)

CLEVELAND AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0275-CHURCH FOURSQUARE GOSPEL INTL:

USE PERMITS for the following: 1) allow outside dining within 200 feet of residential uses; and 2) to not provide pedestrian access around the perimeter of an outside dining area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) alternative commercial driveway geometrics; 3) reduce approach distance; 4) reduce departure distance; and 5) eliminate loading spaces.

DESIGN REVIEWS for the following: 1) fast food restaurant with drive-thru service; and 2) outside dining area in conjunction with a drive-thru restaurant on 0.8 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/jo (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-810-114

**USE PERMITS:**

1. Allow outside dining with a 78 foot separation from a residential use where a 200 foot separation is required per Table 30.44-1 (a 61% reduction).
2. Allow an outside dining, drinking, and cooking area without pedestrian access around the perimeter, where 48 inch pedestrian access is required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Alternative landscaping adjacent to a less intense use (western property line) where landscaping per Figure 30.64-11 is required.  
b. Allow 5 medium trees within the parking lot where 11 trees are required per Figure 30.64-14 (G) (a 44% reduction).
2. Reduce driveway throat depth to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
3. Reduce the approach distance from a commercial driveway to a street intersection to 88 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).
4. Reduce the departure distance from a street intersection to a commercial driveway to 77 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 59% reduction).



5. Eliminate the number of loading spaces where 1 loading space is required per Section 30.60.070 (a reduction of 100%).

#### **DESIGN REVIEWS:**

1. A commercial development consisting of a fast food restaurants with drive-thru service.
2. Outside dining in conjunction with a drive-thru restaurant.

#### **LAND USE PLAN:**

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: 4985 E. Cleveland Avenue
- Site Acreage: 0.8
- Project Type: Commercial development consisting of a restaurant with drive-thru service
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 2,381
- Parking Required/Provided: 33/42

##### History & Site Plan

In January 2020, the Board of County Commissioners (BCC) approved the C-1 zoning for this property, for a retail building with a fast food restaurant and a drive-thru located on the north side of the building (ZC-19-0838). A waiver of development standards was approved to allow commercial access to the local streets, Cleveland Avenue and Welter Avenue; there is no access to Nellis Boulevard. The new single tenant proposed restaurant is replacing the previously approved retail building. It is located on the northeastern portion of the site with parking to the north, east, west and south of the building and will be set back approximately 75 feet from the west property line, which is adjacent to existing single family residences. The drive-thru service for the restaurant is located on the east side of the building with the queuing lane along the south side of the building and the pick-up windows on the east side. Outside dining is located to the north of the restaurant and is set back 78 feet from the residential development to the west. A pedestrian access is not located around the perimeter of the dining area; however, a railing is proposed between the dining area and drive aisle. The traffic circulation on the site includes a one-way drive starting at the south side of the building and moving north along the east side of the building. Two-way traffic is shown on the west and north sides of the building.

##### Landscaping

The landscape plan depicts a minimum 15 foot wide landscape area behind a detached sidewalk along Nellis Boulevard. The landscaping adjacent to the local roads will meet Figure 30.64-13 requirements. The proposed landscaping adjacent to the residential use along the west property line includes 38 (5 gallon) blue point juniper plants where 1 (24 inch) large tree is required every 20 feet. All but 6 parking spaces are located adjacent to perimeter landscaping areas; however



the planting material, including palm trees, is not permitted in the parking lot landscaping and cannot be counted towards the required parking lot trees.

Elevations

The proposed building is 1 story with a maximum height of 23 feet. The building has a flat roof behind parapet walls and the exterior of the building has a 4 sided stucco finish with a stone veneer along the base.

Floor Plans

The floor plan depicts a seating area, kitchen, restrooms, cold storage, general storage, and office. The drive thru pickup window is located on the northeast corner of the building. The main pedestrian entrance is located on the northwest corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a freestanding fast food casual restaurant with a drive-thru and dine in service. The previously approved site plan and in-line retail buildings (ZC-19-0838) were not designed according to an engineered survey. The proposed design and site plan will not require increased finished grades and will require some waivers for access and landscaping. Loading and unloading will take place after hours and will not interfere with daily operations. The outside dining area will have 4 tables, no music, and no wait service. The site plan design requires access from local streets and not Nellis Boulevard. The local street access is located in the most reasonable places possible and are similar to other commercial developments in the area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0838	Reclassified 0.8 acres from R-1 to C-1 zoning, waivers for access, parking, landscaping, and driveway	Approved by BCC	January 2020
PA-19-700002	Requested to redesignate the land use category of the site from IL (Institutional) to CN (Commercial Neighborhood) in the Sunrise Manor Land Use Plan	Approved by BCC	May 2019
AR-18-400255 (UC-0733-15)	Second application for review for a place of worship with accessory food bank and food kitchen, waived development standards for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship - expired	Approved by PC	February 2019



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0733-15 (AR-0177-16)	First application for review for a place of worship with accessory food bank and food kitchen, waived development standards for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship - expired	Approved by PC	February 2017
UC-0733-15	Place of worship on 1.7 acres (including the subject site) with accessory food bank and food kitchen, waived development standards for reduced on-site parking, required landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship - expired	Approved by PC	December 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-1	Undeveloped
South	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	C-2 & R-1	Car wash & single family residential
East	General Commercial	C-2	Shopping center
West	Office Professional & Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
Use Permits

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.

While staff supports the landscaping shown on the plan between the outside dining and the drive aisle, the outside dining is located close to existing residential uses and will not be compatible with the surrounding area or in harmony with the residential uses. The outside dining will not provide the required pedestrian pathway around the seating area and will not have a clear path around all tables, making it difficult to access.



### 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 #1a, #1b, & #5

The buffer adjacent to residential uses should include plant materials that are sized and spaced according to Title 30 in order to be effective. The proposed 5 gallon plants are not of adequate size to effectively buffer the commercial use from residential use. The removal of the required loading zone, even considering the promise to load and unload after hours, does not accommodate potential future uses that would not be able or willing to make the same promise. The site has adequate space to accommodate a dedicated loading and unloading zone. Urban Specific Policy 21 of the Comprehensive Master Plan encourages drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer. Urban Specific Policy 32 of the Comprehensive Master Plan encourages specific buffering between existing residential areas and more intense land use designations. Staff cannot support the proposed waivers.

### Design Reviews

While the proposed fast food restaurant with drive-thru is a potentially appropriate use on this property, the proposed denial of the proposed special uses and waivers does not make the design review approvable considering there is adequate space to meet Code requirements. The drive-thru exit, north parking spaces, one-way drive exit to the north, and northern two-way drive aisle have too many moving parts and conflicts and cross access/departure conflicts. The previously approved drive-thru design (ZC-19-0838) was a superior design with a drive-thru only on the east and north sides of the building, and parking located on the remainder of the lot. That plan negated the need for both drive-thru and one-way access and conflict with cross access at the exit. The use of palm trees as shade trees does not provide adequate shade in the Southern Nevada climate and does not meet the intent of Title 30. The lack of adequate tree cover on the property in general does not meet the intent of the Growth Management Community Design Policy 4 of the Comprehensive Master Plan to condition development approval upon screening between visual incompatibilities. Staff cannot support the proposed design reviews.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff finds that the reduction to the throat depth for the commercial driveway on Welter Avenue will cause conflicts with the drive-thru entrance resulting in vehicles stacking causing potential collisions in the right-of-way. Therefore, staff cannot support this request.

#### Waivers of Development Standards #3 & #4

Staff has no objection to the reduction in the approach and departure distances for the commercial driveways. The applicant placed the driveways as far west on Welter avenue and



Cleveland Avenue as the site frontage will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

**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:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised off-site improvement permits may be required.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0080-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** H.C. KLOVER ARCHITECT

**CONTACT:** H.C. KLOVER ARCHITECT, 8813 PENROSE LANE, SUITE 400, LENEXA, KS 66205



07/21/21 BCC AGENDA SHEET

EASEMENT  
(TITLE 30)

NELLIS BLVD/GOODIN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

**APN:**

140-08-504-006

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The applicant indicates this request is for Kensington Mobile Home Park to vacate a permanent easement for pedestrian access. The walkway which would have occupied the subject access easement, as originally designed, was not built. The engineer who designed the walkway has since redesigned the subject area and because of those revisions, an access easement is no longer needed. The easements proposed to be vacated range in size from 71 square feet to 255 square feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0111-15 (ET-0050-17)	Extension of time for a waiver to reduce parking in conjunction with an existing manufactured home park	Approved by PC	June 2017
WS-0111-15	Waiver to reduce parking in conjunction with an existing manufactured home park	Approved by PC	April 2015
ZC-1083-00	Zone change initiated by the Board of County Commissioners to implement Title 30 to reclassify parcels zoned T-C to R-T zoning	Approved by BCC	September 2000
VC-1006-94	Permit an existing recreational vehicle to remain as a permanent residence where only mobile homes are permitted	Approved by PC	August 1994



**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-242-91	Maintained a recreational vehicle as a permanent residence in a 114 space mobile home park where only mobile homes are permitted - expired	Approved by PC	May 1991
VC-054-88	Allowed recreational vehicles (units smaller than 8 feet by 32 feet) as permanent residences in a 114 space mobile home park - expired	Approved by PC	May 1988

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse
South	Business and Design/Research Park	R-E	Manufactured home park
East	Nellis Air Force Base	P-F	Nellis Air Force Base
West	Business and Design/Research Park	R-T	Manufactured home park

**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 pedestrian access easement that is 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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



**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KENSINGTON LAND LEASE COMMUNITY, LLC

**CONTACT:** WILLIAM HILL, S & B CHRIST CONSULTING, 9555 HILLWOOD DR.,  
SUITE 160, LAS VEGAS, NV 89134

**DRAFT**