



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 11, 2024

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 the

BOARD OF COUNTY COMMISSIONERS

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

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 13, 2024. (For possible action)
- IV. Approval of the Agenda for July 11, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

07/16/24 PC

- 1. **ET-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/mh/ng (For possible action) **07/16/24 PC**
- 2. **PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres. Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action) **07/16/24 PC**
- 3. **PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:**
PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with development standard modifications on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **07/16/24 PC**
- 4. **ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action) **07/16/24 PC**
- 5. **VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action) **07/16/24 PC**
- 6. **TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **07/16/24 PC**
- 7. **PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action) **07/16/24 PC**

8. **ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action) **07/16/24 PC**

9. **WS-24-0243-RETANA ROSIO:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action) **07/16/24 PC**

07/17/24 BCC

10. **VS-24-0250-GLENCOE PROPERTIES INC:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action) **07/17/24 BCC**

11. **WS-24-0249-GLENCOE PROPERTIES INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; and **2)** reduce throat depth. **DESIGN REVIEW** for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action) **07/17/24 BCC**

08/06/24 PC

12. **SDR-24-0262-SPEEDWAY COMMERCE CENTER, LLC**
SIGN DESIGN REVIEW for modifications to an existing freestanding sign in conjunction with an existing office warehouse complex on 58.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the south side of Speedway Boulevard and the east side of Hollywood Boulevard within Sunrise Manor. MK/bb/syp (For possible action) **08/06/24PC**

✓ 13. **WS-24-0283-TOLL SOUTH LV, LLC:**
WAIVER OF DEVELOPMENT STANDARD to reduce setbacks in conjunction with a proposed single-family residence on 0.05 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/rp/syp (For possible action) **08/06/24 PC**

08/07/24 BCC

14. **ET-24-400067 (DR-22-0338)-USA:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone. Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor. TS/nai/syp (For possible action) **08/07/24 BCC**

15. **UC-24-0274-GOLDEN BAR N LOUNGE, LLC:**
USE PERMIT for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action) **08/07/24 BCC**

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

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KEVIN SCHILLER, County Manager

16. **UC-24-0287-VILLA FABIAN:**
USE PERMIT for vehicle repair and maintenance.
DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)**08/07/24 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 1, 2024.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

June 13, 2024

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member- PRESENT	Stephanie Jordan –EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Brady Bernhart
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the May 30, 2024 Minutes

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

IV. Approval of Agenda for June 13, 2024

Moved by: Ms. Cosgrove
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

06/18/24 BCC

1. **UC-24-0214-KG REAL ESTATE, LLC:**

USE PERMITS for the following: 1) office as a principal use; and 2) outside storage.

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for office/warehouse with outside storage on 3.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North, 280 feet east of Pecos Road within Sunrise Manor. WM/lm/ng (For possible action)06/18/24 BCC

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 4-0/unanimous

BOARD OF COUNTY COMMISSIONERS

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JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

07/02/24 PC

2. **DR-24-0192-VARELA-RIVERA JONATHAN & AHUMADA-RIOS CLAUDIA:**
DESIGN REVIEW for architectural compatibility for an existing accessory structure in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast side of Macadamia Drive, 190 feet south of Pohickery Court within Sunrise Manor. WM/nai/ng (For possible action)07/02/24 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-1
3. **PA-24-700008-RCIP, LLC SERIES X:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action) 07/02/24 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 4-0/unanimous
4. **ZC-24-0217-RCIP, LLC SERIES X:**
ZONE CHANGE to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action) 07/02/24 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 4-0/unanimous
5. **WS-24-0218-RCIP, LLC SERIES X:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate accessory structure setbacks; 2) reduce parking; 3) eliminate buffering and screening standards; and 4) reduce open space.
DESIGN REVIEW for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action) 07/02/24 PC
Moved by: Mr. Thomas
Action: Denied per staff recommendation
Vote: 4-0/unanimous
6. **UC-24-0180-KOBOLD CONSTRUCTION GP & BRAVO WHISKY PROPERTIES, LLC:**
USE PERMIT for a vehicle paint/body shop in conjunction with an existing office/warehouse complex on a portion of 3.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Colton Avenue, 600 feet east of Lamb Boulevard within Sunrise Manor. MK/rp/ng (For possible action) 07/02/24 PC
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 4-0/unanimous

07/03/24 BCC

7. **WC-24-400050 (UC-21-0422)-CRYSTALS LLC:**
WAIVER OF CONDITIONS requesting full off-site improvements in conjunction with a previously approved single-family residential development attached (duplex) on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Palm Street, approximately 390 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action) 07/03/24 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/unanimous

VII. General Business: None

VIII. Public Comment: Mr. Uzan came to ask about the streetlights & when they will be repaired. Mr. Barbeau mentioned that there was an article in the RJ about the trade school that was approved & that there was a large turnout at the open house.

IX. Next Meeting Date: The next regular meeting will be June 27, 2024

X. Adjournment
The meeting was adjourned at 7:27 pm

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.

DESIGN REVIEW for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.06
- Project Type: Mini-warehouse
- Number of Stories: 2 (maximum)
- Building Height: 27 feet, 8 inches (main building)/9 feet, 4 inches (north and east buildings)
- Square Feet: 135,820 (main building)/6,800 (north building)/4,400 (east building)
- Parking Required/Provided: 5/7

Site Plan

The approved site plan depicts 3 parcels which will be designed for a proposed mini-warehouse facility. The approved plans show that the site is located on the northeast corner of Nellis Boulevard and Monroe Avenue. There are 3 mini-warehouse buildings proposed on-site. The main building (the largest of the 3) is set back 55 feet from the north property line, 80 feet from the east property line, 27 feet 6 inches from the south property line (adjacent to Monroe Avenue), and 23 feet 7 inches from the west property line (adjacent to Nellis Boulevard). The northern

mini-warehouse building is set back 3 feet 6 inches from the north property line (adjacent to C-2 zoned property to the north), 55 feet from the west property line adjacent to Nellis Boulevard), 30 feet from the east property line, and 400 feet from the south property line (Monroe Avenue). The eastern mini-warehouse building is set back 10 feet from the east property line (R-E zoned property to the east), 27 feet from the north property line, 75 feet from the south property line (adjacent to Monroe Avenue), and 305 feet from the west property line (Nellis Boulevard). The approved site plan shows that customers will enter the southeastern driveway adjacent to Monroe Avenue and access 7 parking spaces (where 5 parking spaces are required per Title 30) immediately to the west (south facing elevation of the main building). Customers can travel northbound within a 20 foot wide minimum drive aisle and head west toward the exit-only gate. The applicant will install a trash enclosure on the northeast corner of the main building, and it will be set back 59 feet 8 inches from the nearest residential use to the east.

Landscaping

The approved plans depict landscaping within a 3.5 foot wide landscape planter along the north property line. In addition, a 10 foot wide landscape planter with 24 inch box trees (Smoke Tree – *Cotinus Cogggyria*) spaced every 20 feet will also be provided along the east property line. These particular trees will be planted along the east property line since these trees comply with the NV Energy utility line plant list. The approved plans show that there are 3 existing NV Energy power poles that will not be relocated. Since there is an existing attached sidewalk along the west property line (Nellis Boulevard), the applicant is providing a 23 foot wide landscape easement where 15 feet is the minimum required per Title 30. Along the south property line an attached sidewalk will be constructed and the applicant will install a landscape planter that is 15 feet wide minimum. Landscaping is also proposed within the required landscape finger islands and adjacent to the entry and exit gate areas.

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0212:

Current Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant is requesting an extension of time for the previously approved mini-warehouse facility. The applicant states that drainage and traffic studies have been approved, and off-site civil plans and a parcel map are currently in review with Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0212	Waiver for reduced driveway throat depth and design review for a mini-warehouse facility	Approved by PC	June 2022
WS-0888-08	Retail center and restaurant with a drive-thru, reduced landscaping, allowed commercial access to a local street, and drive-thru talk boxes to face adjacent residences – expired	Approved by PC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle sales
South	Corridor Mixed-Use	CG	Vehicle repair
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West	City of Las Vegas	C-2	Mini-warehouse

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made progress toward commencement since the approval of the original application. The applicant has building permits (BD23-04175, BD23-07925, and BD23-10729) for storage buildings in process. The applicant has completed a drainage study (PW22-16854), and has a minor subdivision map (MSM24-600004) and off-sites permit (PW23-11991) in process. Staff can support this extension of time request, but may not be able to support future extensions since a new Title 30 has been adopted and projects are expected to comply with the new development code standards.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 7, 2026 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MATT MCAULEY

CONTACT: MATT MCAULEY, KIMLEY HORN, 6671 LAS VEGAS BOULEVARD
SOUTH, SUITE 320, LAS VEGAS, NV 89119

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres.

Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3625 & 3675 Boulder Highway
- Site Acreage: 21.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that by changing the planned land use to a residential use will provide for an opportunity to develop much needed new housing in the area and is in keeping with the existing land use pattern on the east side of US 95. Furthermore, development of this in-fill site is compatible and harmonious with adjacent uses as there are similar existing single family residential communities encompassing the general area. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 to C-2 zoning for a commercial development	Approved by BCC	October 2009

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel, motel, & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult entertainment establishment
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
ZC-24-0236	A zone change to reclassify the site from the RS20, RS5.2, CG, & H-2 zones to an RS2 zone is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-24-0237	A planned unit development for a 219 lot single-family detached residential development with development standard modifications is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map on 21.1 acres is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Plan Amendment

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) (up to 18 du/ac). The Master Plan's intended primary land uses in the CN land use category include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use designation appropriate for this location. The subject site is adjacent to US 95 and Boulder Highway, which are both major transportation corridors. The Master Plan encourages higher density uses, such as those intended in the CN land use designation, to be located along major streets and near existing services. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the CN land use category appropriate for this location.

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 August 21, 2024 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:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

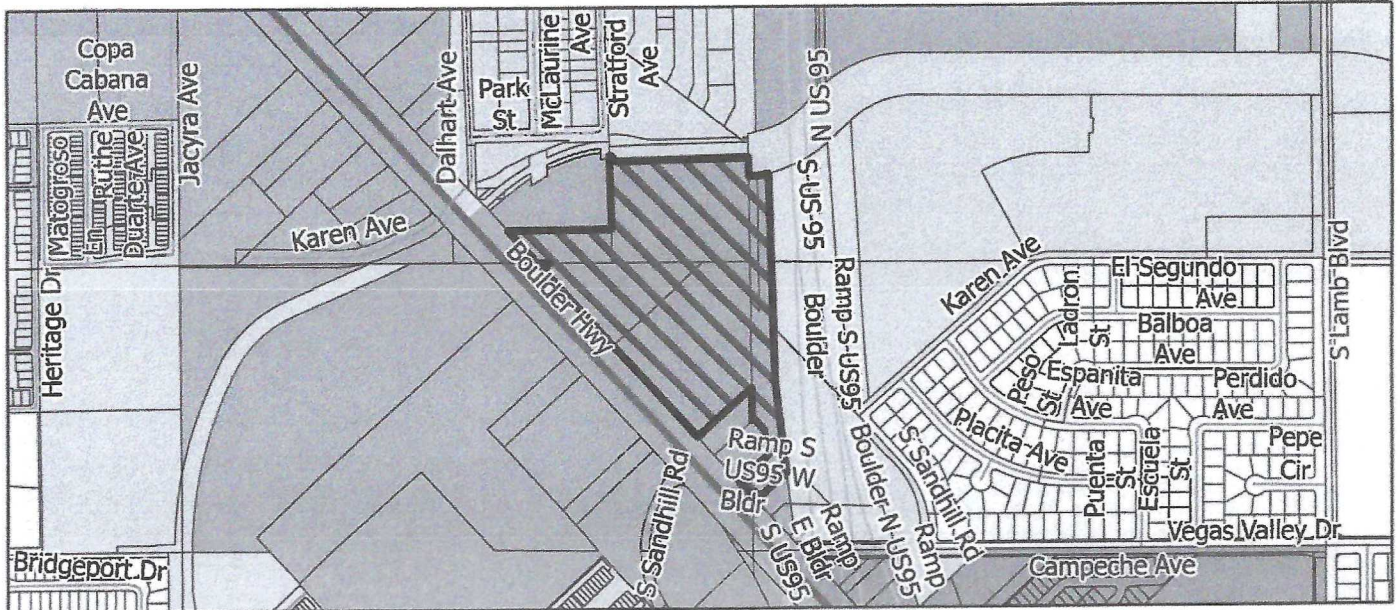
PROTEST:

APPLICANT: AMY RENEE GRAYBILL

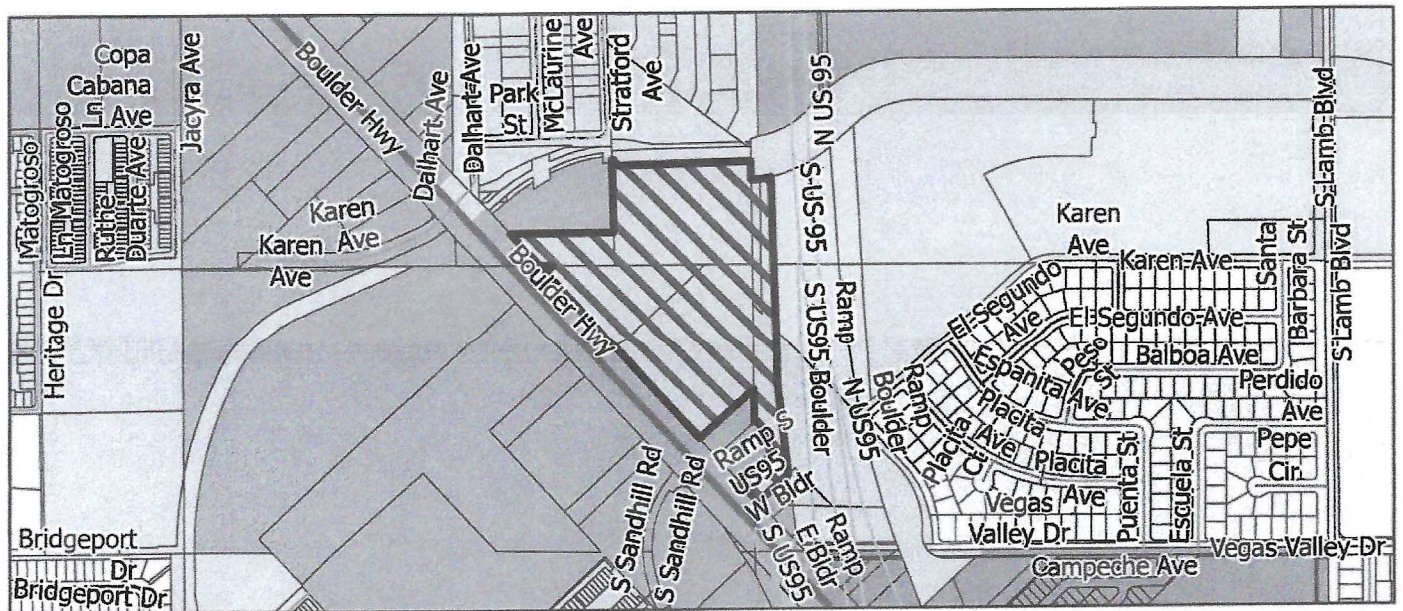
CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

Planned Land Use Amendment PA-24-700009

DRAFT



Current



Requested

Sunrise Manor Clark County, Nevada

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

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-202-009, 161-07-202-002, 161-07-103-019 & 161-07-601-007

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & US 95

DETAILED SUMMARY PROJECT DESCRIPTION

219 Lot Single Family Residential

PROPERTY OWNER INFORMATION

NAME: BOULDER DIRT DEVELOPMENT LLC
ADDRESS: 3790 Paradise Road Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas, Inc.
ADDRESS: 5795 Badura Avenue Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-266-8400 CELL _____ EMAIL: cbilbrey@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill
ADDRESS: 500 South Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495
TELEPHONE: 702-453-0800 CELL _____ EMAIL: agraybill@rcinevada.com

*Correspondent will receive all communication on submitted application(s).

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

Property Owner (Signature)*

Sean Thueson, Executive VP & General Counsel
Property Owner (Print)

3/29/2024
Date

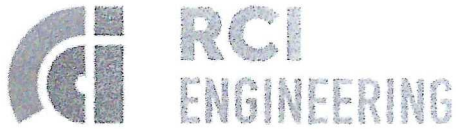
DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-700009
PC MEETING DATE 7/16/24
BCC MEETING DATE 8/21/24
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]
DATE 5/16/24
FEES \$3,200

DATE 6/27/24



March 28, 2024

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

**PLANNER
COPY**
PA-24-70009

**RE: Justification Letter - Boulder Highway and US95
Master Plan Amendment**

On behalf of our client, kb Home, we have prepared the following project description and letter of compelling justification in support of a Master Plan Amendment for the Boulder Highway and US95 Single-Family Residential Subdivision.

Project Description

The proposed development site consists of a portion of 7 parcels totaling 21.13-acres, APN's 161-07-103-019, 101-07-202-002, 161-07-202-002 & 009, 161-07-502-001, 161-07-601-001 and a portion of parcels 161-07-601-007 and 161-07-103-018.

The subject land holding is located on the east side of the Boulder Highway and NDOT right of way and is bound on the north by the existing Commercial General zoned Siegel Suites Boulder II Motel and the Flamingo Wash, to the east by US 95 an NDOT right of way, to the south by an existing CM Zoned Commercial use, Enterprise Car Rentals, and to the west across Boulder Highway, 200' wide right of way, by Commercial General and General Highway Frontage zoned uses consisting of the Johnnie Walker RV Dealership and the Kings Row and Miracle Mile trailer parks.

Master Plan Amendment

The subject application is for an amendment to the Master Plan, change from Corridor Mixed-Use (CM) to Compact Neighborhood (CN), in support of as zone change from CG, H-2 and RS5.2 to RS2 (Residential Single-Family District).

The proposed development conforms to the following Countywide Goals and Policies:

Policy 1.1.2: Housing Access - The site is located in an area where all necessary infrastructure is already in place with water and sewer service already stubbed to the site. Additionally, the subject site is adjacent to the RTC Boulder Highway bus line route proving easy access to transit.

Policy 1.3.1: Neighborhood Identity - The development will provide character defining features such as community signage, common landscaped areas and a gated entry.

Policy 1.4.3: Code Enforcement - The proposed development will have a Home Owners Association and CC&R's to help minimize zoning violations and other neighborhood concerns.

Policy 1.4.4: Infill and Redevelopment - The proposed development is an infill project with all surrounding parcels having been developed decades ago. The proposed scale and intensity is in keeping with existing residential uses in the immediate area.

Additionally, the proposed development conforms to the following Sunrise Manor Goals and Policies:

SM 1.1: Neighborhood Revitalization - The proposed development will add a new community to an area developed initially decades ago and will provide a new and varied product type compared to the dominance of trailer home developments in the area.

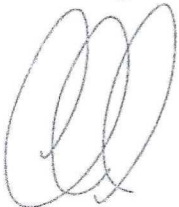
SM4.1: Transit Access - The proposed development will coordinate with RTC to ensure that the access to the Boulder Highway bus line is improved as necessary.

The current CG, H-2 and RS5.2 land use categories allow for a varied mix of uses that already dominate the area. Changing the planned land use to a residential use will provide for an opportunity to develop much needed new housing in the area and is in keeping with the existing land use pattern on the east side of US95.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

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

Chris Thompson, P.E.
Principal

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:

PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with development standard modifications on 21.12 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.12
- Project Type: Single-family detached residential development
- Number of Lots: 219
- Density (du/ac): 10.37
- Minimum/Maximum Lot Size (square feet): 2,103/3,944
- Number of Stories: 2
- Building Height (feet): 27.3 (maximum)
- Square Feet: 2,079 (minimum)/3,174 (maximum)
- Open Space Required/Provided: 43,800/44,852
- Parking Required/Provided: 482/862

Site Plan

The plans depict a single-family residential detached development totaling 219 single-family lots and 16 common area lots on 21.12 acres located on the northeast side of Boulder Highway and the west side of US 95. The density of the overall development is shown at 10.37 dwelling units per acre. The lots range in size from a minimum acreage of 2,079 square feet to a maximum acreage of 3,174 square feet. The lots within the development are divided between 2 programming types: a large lot and a small lot product. The 2 types of lots are differentiated by a driveway length, lot size, and street access. The larger lots will usually have a 20 foot long

driveway, will contain a lot size over 3,000 square feet, and will access a 43 foot wide street, while the smaller lots will have a 5 foot long driveway, will contain less than 3,000 square feet, and will access a 38 foot wide street. There will be 97 large lots provided with the remaining 127 lot being the small lot product. The larger lots are primarily found along the perimeter of the site with exception of the eastern perimeter block of lot. The small lots are primarily found in the internal blocks and along the eastern perimeter of the site. The setbacks for each lot type will also vary. The larger lots will generally have a 20 foot front setback, a 5 foot to 10 foot side setback, and a 6 foot to 20 foot rear setback. The smaller lots will generally have a 5 foot front setback, 5 foot to 10 foot side setback, and a 6 foot to 20 foot rear setback. Each lot will have 5 foot wide private access easement on one side to allow usable access to the side yard. The development will have sole access to Boulder Highway from a gated, varying 49 foot wide access street in the far western portion of the site. Additional emergency access is provided by a 24 foot wide gated driveway at the southern end of the development. Access to the lots is provided primarily by a 43 foot wide street that accesses the main entry street and forms a loop around the development. Further access is provided to the interior lots by 38 foot wide streets that peel off of the primary 43 foot wide street. Sidewalks are provided within the development primarily on one side within the interior of the development. These sidewalks varying in width between 4 feet and 5 feet and do connect to Boulder Highway. Parking is primarily provided within the garages and driveways of the homes. Additional parking is provided within designated off-street parking areas and on-street parking spaces particularly within the interior of the site.

Landscaping

The landscape plans show that interior and street landscape are being provided. Street landscaping is only being provided along Boulder Highway. This landscaping consists of a 10 foot wide landscaping strip on property behind the existing attached sidewalk. This landscape strip contains only a mixture of medium to large shrubs with a 6 foot high CMU block wall behind the strip. Additional street landscaping is provided along the entrance street on property. A 15 foot wide landscape strip is provided on each side of the entry street with a single strip of Desert Museum Palo Verde trees in each landscaping strip. Heritage Live Oak trees have been provide within the central median.

Along the US 95 right-of-way, a 6 foot wall on top of a 6 foot retaining wall has been provided, but no additional landscaping has been provided along the eastern property line adjacent to the freeway.

Within the development, a series of programmed and unprogrammed open space and planting areas have been provided. A total of 43,800 square feet of open space is required with 44,852 square feet of programmed open space provided and 40,763 square feet of landscaped, unprogrammed open space provided for a total of 85,615 square feet of open space. The programed spaces are dispersed throughout the development with larger main spaces provided in the southern portion of the site. These programmed spaces contain a variety of passive and active recreational activities. These spaces contain trails, dog parks, benches, board games spaces, gazebo spaces, and picnic areas. These programmed spaces are connected by sidewalks and usually have off-street parking provided. The non-programmed spaces are primarily formally planted landscape areas in designated areas within the development. These spaces mainly contain

Desert Museum Palo Verde, Heritage Live Oak, and Red Push Pistache trees with a variety of shrubs in a formally designed planting arrangement.

Elevations

The elevations provided show a total of 18 different options for the exterior design of the homes that can be constructed within the development. There are 6 different models overall with each having 3 elevation options. Overall, all 18 options are 2 stories high and range in height from 22.3 feet to 27.3 feet. The 2 story residences are shown to consist of painted stucco, pitched clay tile roofs, shutters, window popouts and recessing, variations in roofline, and building popouts. Some models are shown with an entrance portico, stone veneer accents, and columns. Each residence includes a 2 car garage with garage doors displaying a variety of styles, but no variation in location.

Floor Plans

The models shown range in size from 2,079 square feet and 3,174 square feet, including patio and garage space, spread across 2 floors with 3 to 4 bedrooms with options that include additional 1 to 2 bedrooms, bonus rooms, guest suites, gourmet kitchens, and expanded and additional bathrooms. The first floor primarily contains the main living areas and kitchen with the 1 or 2 bedrooms. The second floor primarily consists of the additional bedrooms, optional bonus rooms, and the master bedroom.

Applicant's Justification

The applicant states that the proposed planned unit development will provide 219 "court style" homes in an area with a need for housing. In addition, the development will be accessed from a major thoroughfare in Boulder Highway. The applicant indicates that the planned unit development offers enhanced open space opportunities which represent an enhancement over a non-planned community and a benefit to the County. The applicant also states that the proposed modifications to standards are needed due to the shape and location of the subject site and the need to modify the residences to the lots being provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot.	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot – expired	Approved by PC	June 1992
UC-056-75	Allowed a go-cart track, batting cages, and an office – expired	Approved by BCC	July 1975
VAC-017-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to the Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0236	A zone change to reclassify the site from an RS20, RS5.2, CG, & H-2 zones to the RS2 zone is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

Staff finds that the proposed residential development is similar in character to other developments within the area. There are residential developments to east on the other side of the US 95 right-of-way and to the southwest across Boulder Highway. In addition, the proposed development will also help to activate a long unused area and act as an infill development in the area. Staff also finds that the proposed development will help to create a mixed-income area with the development's various housing models along with the various housing options within the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture and garage styles are like the residential development to the east and are in general like the newer development within the Las Vegas Valley. Staff also finds that the proposed design of the lots is orderly with there being a clear distinction in the location of the larger and smaller lot products along corresponding streets. The street system also allows for ease of access to the community spaces, but also to Boulder Highway. The location of the site along Boulder Highway and US 95 allows for access to both the local and regional area, while also providing access to high frequency rapid transit along Boulder Highway. Staff finds that the development's use of open space far exceeds what is normally required for such a development. The open space being provided allows for access to programmed open space for community activities and active and passive recreation. The non-programmed spaces will also allow for reduction to the urban heat island effect and the overall beautification of the areas. Staff finds that the proposed open space plan greatly helps the development to meet the intent of the Planned Unit Development standards.

With that said, staff has several concerns regarding the design of the proposed development. Staff's biggest concern is traffic circulation within the interior of the site. Staff finds that many of the interior streets are relatively narrow and are primarily serving the small lot homes, which have reduced driveway widths. These issues are also coupled with the allowance of on-street parking on both sides of these narrow streets. Staff is concerned that when parking is accounted for, these narrower streets only have 18 feet of drivable area. Given the density of the site along these streets, staff is concerned that travel on these streets could become congested and cause safety issues. In addition, staff is concerned that the lack of landscaping and buffering along both

major roads (Boulder Highway and US 95) will result in noise that will have significant impacts on the proposed community, as well as an increase potential heat in the area.

Overall, staff finds that the proposed development will comply with Clark County Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage infill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Sunrise Manor-specific Policies SM-1.1 and SM-1.3, which also encourage targeted infill development for neighborhood revitalization particularly along the Boulder Highway corridor. While these are important factors, staff, however, ultimately finds that the proposed issues previously described could outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No on-street parking is permitted on the 38 foot wide streets;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit.; flow contributions exceeding CCWRD estimates may require another POC analysis.

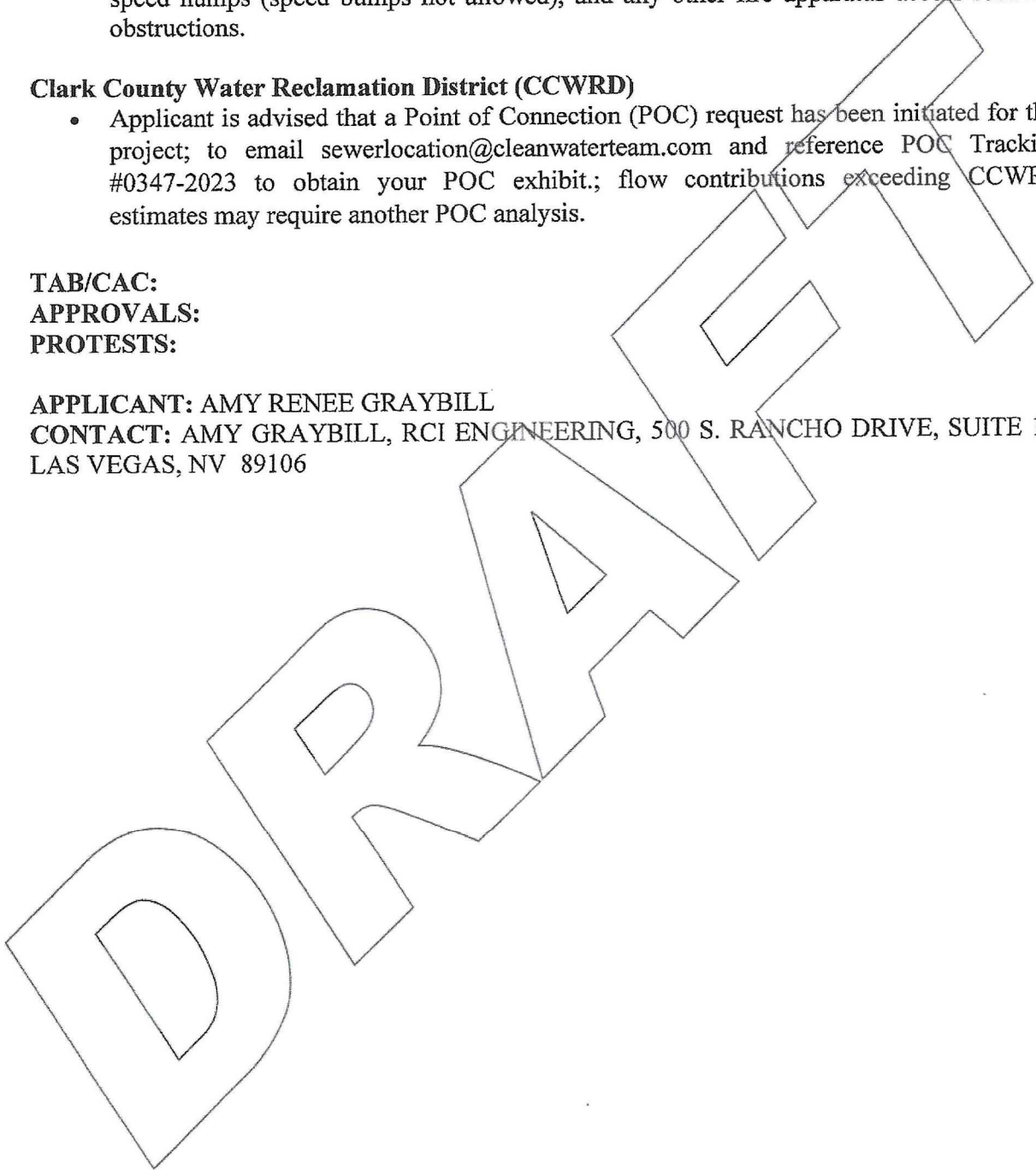
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-202-009, 161-07-202-002, 161-07-103-019 & 161-07-601-007

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & US 95

DETAILED SUMMARY PROJECT DESCRIPTION

219 Lot Single Family Residential

PROPERTY OWNER INFORMATION

NAME: BOULDER DIRT DEVELOPMENT LLC
ADDRESS: 3790 Paradise Road Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas, Inc.
ADDRESS: 5795 Badura Avenue Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-266-8400 CELL _____ EMAIL: cbilbrey@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill
ADDRESS: 500 South Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495
TELEPHONE: 702-453-0800 CELL _____ EMAIL: agraybill@rcinevada.com

*Correspondent will receive all communication on submitted application(s).

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


Property Owner (Signature)*

Sean Thueson, Executive VP & General Counsel
Property Owner (Print)

3/29/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input checked="" type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PUD-24-0237
PC MEETING DATE 7/16/24
BCC MEETING DATE 8/21/24
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]
DATE 5/16/24
FEES \$2,000

DATE 6/27/24



May 8, 2024

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

Planner
Copy
PUD - 24 - 0237

**RE: Justification Letter - Boulder Highway and US95
Residential Subdivision Zone Change, Planned Unit Development, Design Review,
Tentative Map, and Vacation of Public Drainage Right of Way**

On behalf of our client, KB Home, we have prepared the following justification letter in support of a residential Planned Unit Development (PUD), Design Review and Tentative Map.

Background

The proposed development site consists of a portion of 7 parcels totaling 21.13-acres, APN's 161-07-103-019, 161-07-202-002, 161-07-202-002 & 009, 161-07-502-001, 161-07-601-001 and a portion of parcels 161-07-601-007 and 161-07-103-018.

The subject land holding is located on the east side of the Boulder Highway and NDOT right of way and is bound on the north by the existing Commercial General zoned Siegel Suites Boulder II Motel and the Flamingo Wash, to the east by US 95 an NDOT right of way which includes the Flamingo Arroyo Trail along this portion of the highway, to the south by an existing CM Zoned Commercial use, Enterprise Car Rentals, and to the west across Boulder Highway, 200' wide right of way, by Commercial General and General Highway Frontage zoned uses consisting of the Johnnie Walker RV Dealership and the Kings Row and Miracle Mile trailer parks.

Design Review/Project Description

The applicant intends to develop a 219-lot single family residential development. The development will have a density of 10.36 dwelling units per acre. The community will be accessed by a single median divided access control gated entry off of Boulder Highway. On site circulation will be handled by two different street sections. The primary access roadway which creates a loop within the Community will be a 43-foot-wide, 39 feet from back of "R" curb to back of "R" curb, with an attached 5' sidewalk on one side. The secondary street section will be a 38-foot-wide section, 34 feet from back of "R" curb to back of "R" curb, with an attached 4' sidewalk on one side. This section will be restricted to parking along one side only.

The community will offer 6 distinct "Court Style" floor plans ranging in size from 1,590 square feet to 2,469 square feet. All of the proposed floor plans will be 2-story and will offer 3 elevation



options. The homes will be broken into two different programming types. The first program will consist of the lots around the perimeter of the community which will be served by the 43-foot-wide roadway section and will have full length, 20-foot-long, driveways. The second program will be the lots located along the 38-foot-wide roadways which connects the perimeter loop road. These lots will have 5-foot-long driveways. Both programs will utilize a 6-foot minimum rear setback which will vary based upon floor plan and will increase to as much as 20 feet for the 1,590 square foot plan. The homes will have 5-foot side setbacks but will have a 5' wide private access easement on one side which will be to the benefit of the lot on the easement side. This will create a 10' "Court Style" usable side yard area. A typical plotting for each programming has been included with this submittal to visually depict the configuration.

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The applicant is requesting a Planned Unit Development to create greater flexibility than would be allowed by the strict application of Title. All of the lots within the community would be required to have 20-foot long driveways. The unique programming the developer plans to offer buyers utilizes a 5' long driveway for 127 of the proposed houses. Based upon these alternative setbacks are being requested. Following is a table o requested setback modifications.

The proposed Modification is as follows:

"Minimum front setback to garage to be 5 feet where 20 feet is required per Title 30.04.05 E. 4"

Full Length Driveway Product

Front
 20' to garage
 15' to living

Side
 5' interior
 10' corner to street

Rear
 6' to living
 3' to patio/cover

Short Driveway Product

Front
 5'-13.5' to garage*
 3' to living (cantilever overhang)
 2' to architectural instruction
 1' to eave

Side
 5' interior
 10' corner to street

Rear
 6' to living
 3' to patio/cover

* Lots 79, 89, 125, 157, 158, 183 & 184 will have driveways with varying width due to roadway geometry. All other lots will have a 5' max driveway.

In addition to the modifications to the setback standard a modification to three other standards is also being requested. These are as follows:

Per Title 30, 30.04.03 C, the maximum allowed retaining wall height is 3 feet measured from the finish grade on the adjacent property. The eastern edge of the development abuts the US 95 right of way which includes the Flamingo Arroyo Trail which has irregular topography along the common lot line/right of way. Based upon this retaining of varying height from 2 feet to 7 feet will be required. This retaining will also include a screen wall and possibly a sound wall if required by NDOT. Since the wall will abut the NDOT right of way access to a planter area will be difficult resulting in the requested single over height retaining/screen wall. This waiver will not adversely affect the adjacent NDOT right of way and will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity and will not be materially detrimental to the public welfare.

Per Title 30, 30.04.05.E.2, a minimum of 2 architectural features are required on each façade. Since one the of the side façades will act as the perimeter wall for the adjacent home, though the private use easement, conforming to this section of title is not possible. This façade will provide a basic plane similar to what would be expected from the screen which the façade will replace. The unique configuration created by the side yard use easement drives the need for relief from this requirement. The applicant feels the expanded side yard creates an expanded usable area that is a benefit of the homeowner adjacent to the non-conforming façade.

Per Title 30.02.25.D.2 a residential building shall not be erected within 50 feet of a freeway right of way unless a landscape buffer with a noise attenuated wall constructed per 30.04.02 or a 25-decibel noise level reduction be incorporated into the construction of the dwelling. It is anticipated that a noise attenuated wall will be required however if it is not the developer requests to reduce the rear setback to the modified standard as outlined within the PUD. US 95 which is adjacent to the project's eastern boundary includes the 30-foot-wide Flamingo Arroyo Trail, a 30' wide trail. The rear lot lien of the lots along this boundary range from 80 feet to 100 feet from the edge of the freeway travel lanes. The applicant feels that the irregular configuration of the right of way, expanded to encompass the trail creates a hardship where the distance from the travel lanes to the lots would be met if the freeway right of way section was regular.

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Per Title 30.04.05.E.5 variations in garage location are required. With the compact nature of the lots utilizing side load garages or faced offsets is difficult. The proposed houses will have varied massing and faced relief to help break up the street scene. Additionally, the developer will offer multiple garage door designs featuring finishes and materials for colonial, ranch and contemporary theming which further break up the street scene.

Per Title 30.04.01.D.7 landscaping shall be provided along a public street where sidewalks are required. For the Boulder Highway frontage of the project there is an existing deteriorated detached sidewalk which the developer will replace. This sidewalk falls within the required 15' wide landscape area which will be within NDOT right of way. This area is also contains existing overhead power lines which will make planting trees in accordance with Title 30 impossible. In lieu of this the developer has reserved a 12 foot wide landscape area behind the right of way to provide landscaping consisting of large and medium shrubs.

Finally, per Title 30, 30.04.03.B.1, limits fence and wall height to 6 feet. Since the project will require a combined retaining screen wall along the projects US 95 frontage an over height wall be required. This wall will only be viewable from the US 95 side of the wall and will not adversely impact adjacent uses. Since this edge will require a 7-foot max wall with a 6-foot screen wall the overall wall height will be 13 feet. Furthermore, it is possible that NDOT could require a taller screen wall, up to 9 feet tall so this request is for a maximum combined screen wall height of 15 feet, measured from the US 95 right of way side of the wall, 9 feet measured from the project side of the wall.

As part of the PUD process benefits are to be included to justify the modification to Title 30 created by the PUD. The main item being provided as a benefit to the Community will be an increase in open space above that required by Title. The proposed RS2 zoning requires 200 square feet per unit for a total of 43,800 square feet. The proposed development will provide 81,011 square feet of open space, 373 square feet per unit. Of which 43,804 square feet will be programmed. Amenity programming will include interconnecting sidewalks, trails, game tables, benches, picnic areas and dogipot pet waste stations.

Parking Analysis

Per Title 30, Table 30.04-2, the required parking for detached single family homes is 2 per unit plus 1 Visitor parking space for every 5 units. Based upon these 438 resident spaces and 44 visitor spaces will be required for a total parking requirement of 482 spaces. To meet the parking needs of the community all homes will offer a 2-car garage, meeting resident parking requirement of 438 spaces. The roadway section will allow for parking on both sides of streets, A, B, C, D and E and one side of street F, G, H and I for a total on street parking count of 196 spaces. Additionally, 44 head in off street parking spaces will be provided in 4 separate parking areas. Finally, 91 of



the units will have full length driveways providing an additional 182 parking spaces. Following is a summary of parking required and provided;

Parking Required 482 spaces
Parking Provided 860 spaces
 438 garage spaces
 44 of street spaces
 196 on street spaces
 182 driveway parking spaces

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

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

Chris Thompson, P.E.
Principal

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:

ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) zone, an H-2 (General Highway Frontage) zone, an RS5.2 (Residential Single-Family 5.2) zone, an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.12
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the subject site has access to high-capacity transit infrastructure in the form of Boulder Highway and US 95, which can support higher density residential development. The applicant states that the surrounding area contains several commercial, high density single and multi-family residential which in many cases are more or equal in intensity to the proposed RS2 zoning. Finally, the applicant indicates that the RS2 zoning requires additional open space which will be a benefit to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 zoning to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 zoning to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 zoning & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot – expired	Approved by PC	June 1992
UC-56-75	Allowed a go-cart track, batting cages, and an office – expired	Approved by BCC	July 1975
VAC-17-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A plan admendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to the Compact Neighborhood (CN) is a companion item on this agenda.
PUD-24-0237	A planned unit development with modifications to standards for a 219 lot single-family detached residential subdivision is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the Boulder Highway corridor contains a variety of zoning and uses that range from medium density single-family residential development up to high density multi-family residential developments and even commercial and industrial development. Staff finds that there have been previous zone changes to RS2 along Boulder Highway to the south of the subject site. There are similar or more intense residential developments surrounding the property. In addition, the subject site contains a variety of zoning districts which make development of the site difficult. Staff finds that the unification of this area under a single zoning district would aid in the development of subject site and would act as an infill site. Staff also finds that the proposed zone change will comply with the Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage infill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Sunrise Manor-specific Policies SM-1.1 and SM-1.3, which also encourage targeted infill development for neighborhood revitalization particularly along the Boulder Highway corridor. For these reasons, staff finds the request for the RS2 Zone is appropriate for this location and can support this zone change.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEEGRAYBILL

**CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-202-009, 161-07-202-002, 161-07-103-019 & 161-07-601-007

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & US 95

DETAILED SUMMARY PROJECT DESCRIPTION

219 Lot Single Family Residential

PROPERTY OWNER INFORMATION

NAME: BOULDER DIRT DEVELOPMENT LLC
ADDRESS: 3790 Paradise Road Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas, Inc.
ADDRESS: 5795 Badura Avenue Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-266-8400 CELL _____ EMAIL: cbilbrey@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill
ADDRESS: 500 South Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495
TELEPHONE: 702-453-0800 CELL _____ EMAIL: agraybill@rcinevada.com

*Correspondent will receive all communication on submitted application(s).

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


Property Owner (Signature)*

Sean Thueson, Executive VP & General Counsel
Property Owner (Print)

3/29/2024
Date

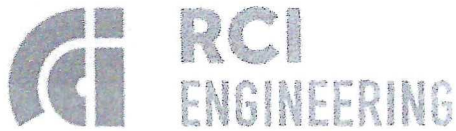
DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ZC-24-0236
PC MEETING DATE 7/16/24
BCC MEETING DATE 8/21/24
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]
DATE 5/16/24
FEES \$ 1,700

DATE 6/27/24



May 8, 2024

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

Planner
Copy
22-24-0236

**RE: Justification Letter - Boulder Highway and US95
Residential Subdivision Zone Change, Planned Unit Development, Design Review,
Tentative Map, and Vacation of Public Drainage Right of Way**

On behalf of our client, KB Home, we have prepared the following justification letter in support of a residential Planned Unit Development (PUD), Design Review and Tentative Map.

Background

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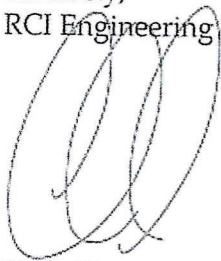
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Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

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Chris Thompson, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:

VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of a 6,582 square foot portion of flood control right-of-way for the Flamingo Wash. The portion of right-of-way is 200 feet wide and 33 feet long and located in the northeast corner of the subject site. The applicant indicates that this portion of flood control right-of-way is no longer needed to support the Flamingo Wash and is needed to complete the development of the proposed planned unit development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 zoning to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 zoning to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot – expired	Approved by PC	June 1992
UC-056-75	Allowed a go-cart track, batting cages, and an office – expired	Approved by BCC	July 1975
VAC-017-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to the Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0236	A zone change of the site from an RS20, RS5.2, CG, & H-2 zones to an RS2 zone is a companion item on this agenda.
PUD-24-0237	A planned unit development with modifications to standards for a 219 lot single-family detached residential subdivision is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map 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 drainage easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEE GRAYBILL
CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-202-009, 161-07-202-002, 161-07-103-019 & 161-07-601-007

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & US 95

DETAILED SUMMARY PROJECT DESCRIPTION

219 Lot Single Family Residential

PROPERTY OWNER INFORMATION

NAME: BOULDER DIRT DEVELOPMENT LLC
ADDRESS: 3790 Paradise Road Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)


NAME: KB Home Las Vegas, Inc.
ADDRESS: 5795 Badura Avene Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-266-8400 CELL _____ EMAIL: cbilbrey@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill
ADDRESS: 500 South Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495
TELEPHONE: 702-453-0800 CELL _____ EMAIL: agraybill@rcinevada.com

*Correspondent will receive all communication on submitted application(s).

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


Property Owner (Signature)*

Sean Thueson, Executive VP & General Counsel
Property Owner (Print)

3/29/2024
Date

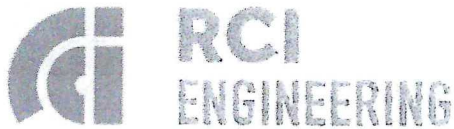
DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) V5-24-0238
PC MEETING DATE 7/16/24
BCC MEETING DATE 8/21/24
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]
DATE 5/16/24
FEES \$1,700

DATE 6/27/24



April 15, 2024

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

**RE: Vacation Justification Letter
Boulder Highway and US95 - by kb Home**

**Planner
Copy**
VS-24-0238

On behalf of our client, kb Home, we have prepared the following letter of justification in support of a vacation in support of the Boulder and US 95 Single-Family Residential Development.

The applicant is requesting a vacation of Clark County Public Flood Control Right of Way, Flamingo Wash, located at the northeast corner of APN 161-07-103-018, immediately adjacent to the US 95. The flood control right of way along the portion of the Flamingo Wash channel immediately west of the area being requested for vacation follows the channels edge. At the location being requested for vacation the right of way jogs away for the channel. Additionally, the right of way appears to conflict with the Deed for APN 161-07-103-018 which identifies the area of the right of way of as being a portion of that parcel, an area of overlap in ownership. The fence securing the channel currently follows the channel edge not the right of way. The vacation of this right of way will not impact access to the channel of the Flamingo Arroyo Trail.

The area being requested for vacation consists of 6,581 square feet with a varying dimension of 78.39 feet 67.15 feet by 90 feet.

The vacation of this right of way will be reviewed with the project drainage study and will be analyzed to confirm required drainage areas, to promote safety and unaltered performance of the drainage channel. Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

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

Chris Thompson, P.E.
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.12
- Project Type: Single-family detached residential planned unit development
- Number of Lots: 219
- Density (du/ac): 10.37
- Minimum/Maximum Lot Size (square feet): 2,103/3,944

The plans depict a single-family residential detached development totaling 219 single-family lots and 16 common area lots on 21.12 acres located on the northeast side of Boulder Highway and the west side of US 95. The density of the overall development is shown at 10.37 dwelling units per acre. The lots range in size from a minimum acreage of 2,079 square feet to a maximum acreage of 3,174 square feet. The lots within the development are divided between 2 programming types: a large lot and a small lot product. The 2 types of lots are differentiated by a driveway length, lot size, and street access. The larger lots will usually have a 20 foot long driveway, will contain a lot size over 3,000 square feet, and will access a 43 foot wide street, while the smaller lots will have a 5 foot long driveway, will contain less than 3,000 square feet, and will access a 38 foot wide street. There will be 97 large lots provided with the remaining 127 lots being the small lot product. The larger lots are primarily found along the perimeter of the site with exception of the eastern perimeter block of lot. The small lots are primarily found in the internal blocks and along the eastern perimeter of the site. Each lot will have 5 foot wide private access easement on one side to allow usable access to the side yard. The development will have sole access to Boulder Highway from a gated, varying 49 foot wide access street in the far western portion of the site. Additional emergency access is provided by a 24 foot wide gated driveway at the southern end of the development. Access to the lots is provided primarily by a 43

foot wide street that accesses the main entry street and forms a loop around the development. Further access is provided to the interior lots by 38 foot wide streets the peel off of the primary 43 foot wide street. Sidewalks are provided within the development primarily on one side within the interior of the development. These sidewalks varying is width between 4 feet and 5 feet and do connect to Boulder Highway.

The landscape plans show that interior and street landscaping are being provided. Street landscaping is only being provided along Boulder Highway. This landscaping consists of a 10 foot wide landscape strip on property behind the existing attached sidewalk. This landscape strip contains only a mixture of medium to large shrubs with a 6 foot high CMU block wall behind the landscape strip.

Within the development, a series of programmed and unprogrammed open space and planting areas have been provided. A total of 43,800 square feet of open space is required with 44,852 square feet of programmed open space provided and 40,763 square feet of landscaped, unprogrammed open space provided for a total of 85,615 square feet of open space. The programed spaces are dispersed throughout the development with larger main spaces provided in the southern portion of the site. These programmed spaces contain a variety of passive and active recreational activities. These spaces contain trails, dog parks, benches, board games spaces, gazebo spaces, and picnic areas. These programmed spaces are connected by sidewalks and usually have off-street parking provided. The non-programmed spaces are primarily formally planted landscape areas in designated areas within the development. These spaces mainly contain Desert Museum Palo Verde, Heritage Live Oak, and Red Push Pistache trees with a variety of shrubs in a formally designed planting arrangement.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 zoning to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 zoning to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot – expired	Approved by PC	June 1992
UC-056-75	Allowed a go-cart track, batting cages, and an office – expired	Approved by BCC	July 1975
VAC-017-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to the Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0236	A zone change to reclassify the site from an RS20, RS5.2, CG, & H-2 zones to an RS2 zone is a companion item on this agenda.
PUD-24-0237	A planned unit development with modifications to standards for a 219 lot single-family detached residential subdivision is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and matches the associated planned unit development design review. However, since staff does not support the associated planned unit development, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit; and that flow contributions exceeding CCCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMY RENEEGRAYBILL
CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-202-009, 161-07-202-002, 161-07-103-019 & 161-07-601-007

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & US 95

DETAILED SUMMARY PROJECT DESCRIPTION

219 Lot Single Family Residential

PROPERTY OWNER INFORMATION

NAME: BOULDER DIRT DEVELOPMENT LLC
ADDRESS: 3790 Paradise Road Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas, Inc.
ADDRESS: 5795 Badura Avenue Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-266-8400 CELL _____ EMAIL: cbilbrey@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill
ADDRESS: 500 South Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495
TELEPHONE: 702-453-0800 CELL _____ EMAIL: agraybill@rcinevada.com

*Correspondent will receive all communication on submitted application(s).

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


Property Owner (Signature)*

Sean Thueson, Executive VP & General Counsel
Property Owner (Print)

3/29/2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) TM-24-500052
PC MEETING DATE 7/16/24
BCC MEETING DATE 8/12/24
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]
DATE 5/16/24
FEES \$750

DATE 6/27

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres.

Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-18-102-020

EXISTING LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3112 Las Vegas Boulevard North
- Site Acreage: 1.58
- Existing Land Use: Commercial center

Applicant's Justification

The applicant states the site has been operating as a commercial retail shopping center for several decades. Due to H-2 zoning no longer being a listed zoning category within the recently updated Title 30 Development Code, it is necessary to change the master plan category for the site to Corridor Mixed-Use (CM) to allow for the site to be rezoned to CG which is a zoning category consistent with the existing uses on the property. The proposed CM land use category is compatible with the surrounding area and will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0729-15	Allowed financial services, specified (check cashing and deferred deposit) uses on the site	Approved by PC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1262-97	Check cashing – expired	Approved by PC	August 1997
VC-1483-95	Second hand sales – expired	Approved by PC	October 1995
AC-57-76	Architectural supervision for a shopping center and convenience market	Approved by PC	October 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 & IP (AE-70)	Restaurant & elementary school
South	Business Employment	RM32 (AE-70)	Multi-family residential
East	Business Employment	IP (AE-70)	Undeveloped
West	City of North Las Vegas	C-2 & C-3 (AE-70)	Convenience store with gas pumps & pharmacy

Related Applications

Application Number	Request
ZC-24-0241	A zone change to reclassify the site from H-2 to CG zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning
Plan Admendment**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The request for Corridor Mixed-Use (CM) is appropriate and compatible with the surrounding area. The site itself has been operating as a commercial center since 1977, where the request for the CM land use category would be more in line with and consistent with the existing uses on the site. Furthermore, to the northeast along Las Vegas Boulevard North, a number of similar commercial centers are zoned CG, which is conforming to the CM land use category. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise Manor, and Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the CM land use category is appropriate for this location.

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 August 21, 2024 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

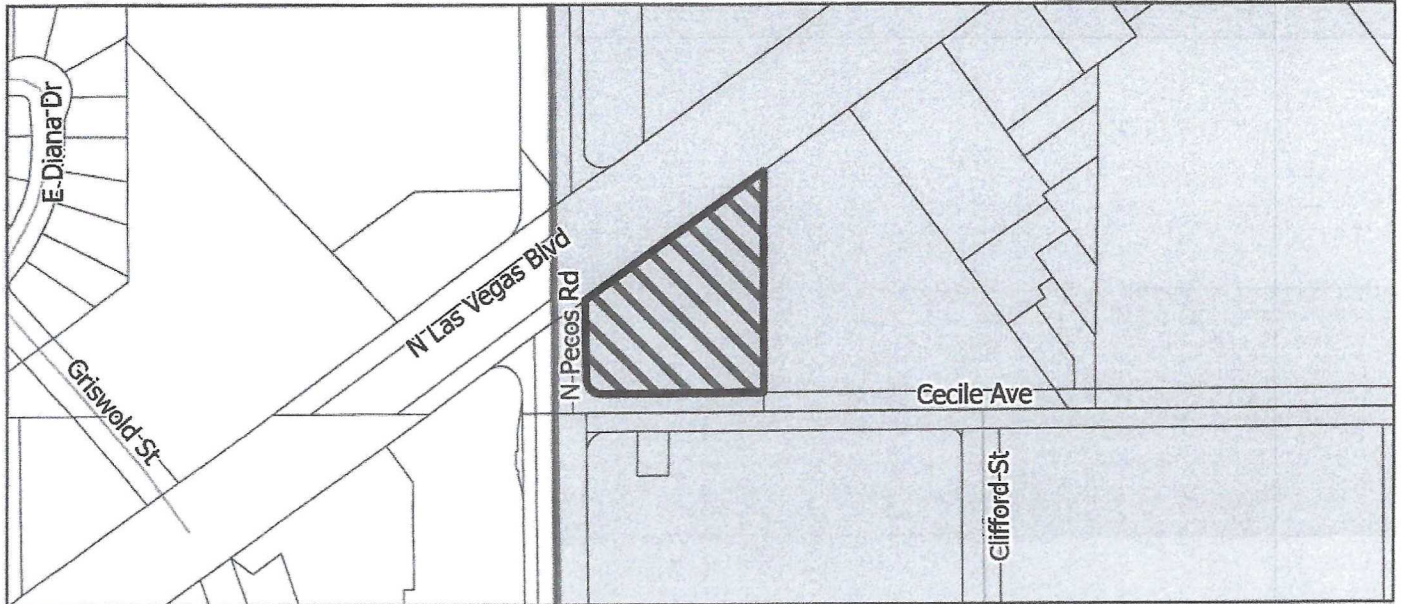
PROTEST:

APPLICANT: PECOS PLAZA LIMITED PARTNERSHIP

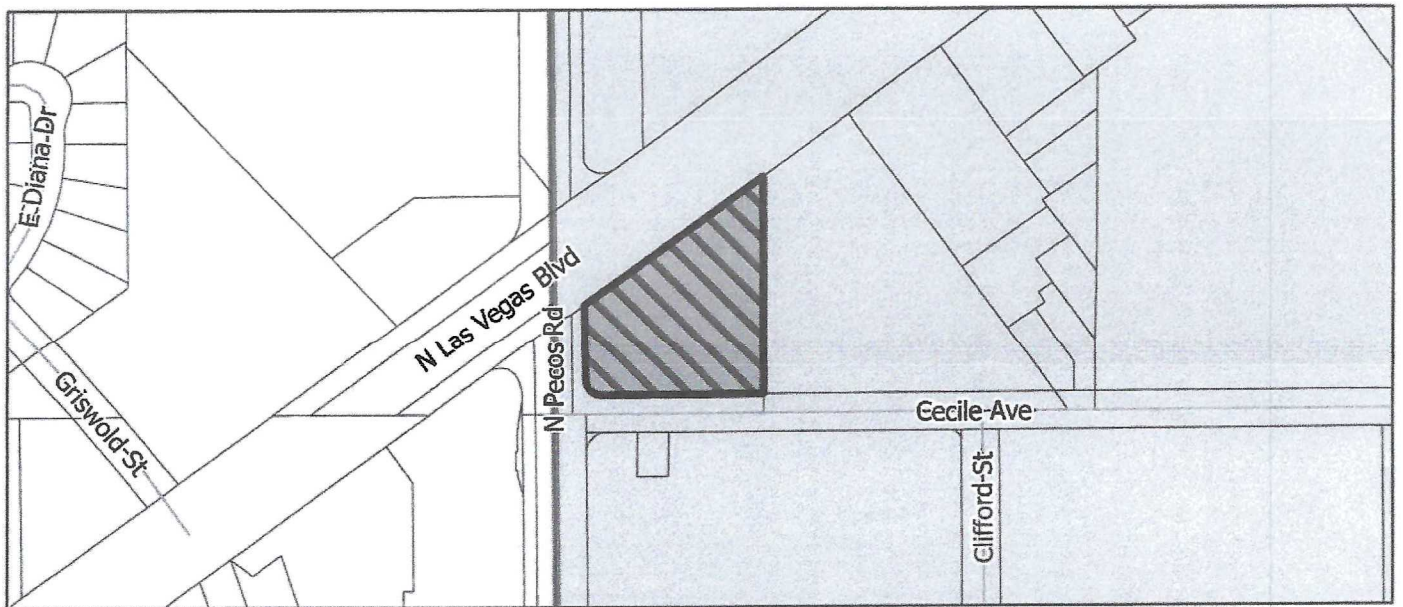
CONTACT: LIZ OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-24-700010

DRAFT



Current



Requested

Sunrise Manor Clark County, Nevada

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

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-18-102-020

PROPERTY ADDRESS/ CROSS STREETS: LVB/Pecos

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment to CM and Zone Change to CG for an existing commercial shopping center. The Site is currently planned BE and zoned H-2.

PROPERTY OWNER INFORMATION

NAME: Pecos Plaza LP
 ADDRESS: 6018 S. Durango Road, Suite 110
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Pecos Plaza LP
 ADDRESS: 6018 S. Durango Road, Suite 110
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-792-7000 CELL _____ EMAIL: eolson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

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

Liz Olson
 Property Owner (Signature)*

ED BUCHAK
 Property Owner (Print)

4/23/24
 Date

DEPARTMENT USE ONLY

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APPLICATION # PA-24-700010
 RECEIVING DATE 7-16-24
 FILED DATE 8-21-24
 TRIBAL TELEPHONE SUNRISE MANOR 6-27-24

ACCEPTED BY GRC
 DATE 5-16-24
 FEE Waived (H-2)

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7000

April 23, 2024

VIA ONLINE SUBMITTAL

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

PA 24-700010

**Re: *Justification Letter – Master Plan Amendment
Pecos Plaza LP
APN: 140-18-102-020***

To Whom It May Concern:

Please be advised this office represents Pecos Plaza LP (the “Applicant”) in the above-referenced matter. The property is located on approximately 1.58 acres on the southeast corner of North Las Vegas Boulevard and North Pecos Road in Clark County. The property is more particularly described as APN: 140-18-102-020 (the “Site”).

The Site is currently zoned H-2 and master planned Business Employment (BE). The Site has been operating as a commercial retail shopping center for several decades. Because H-2 is no longer a listed zoning designation within the Title 30 Development Code, the Applicant is requesting a master plan amendment to Corridor Mixed-Use (CM) to allow for the rezoning of the Site to Commercial General (CG).

Master Plan Amendment:

As mentioned, the Site has been operating as a commercial shopping center under the prior H-2 zoning designation since construction in 1977. Therefore, a request to amend the master plan to CM to match the existing use of the Site is appropriate.

A change of the land use plan to CM satisfies the requirements set forth in Table 30.12-3(h):

- 1. The proposed amendment is consistent with the overall intent of the Master Plan:**

A plan amendment is required in order to rezone the Site to commercial. The Site is currently operating under a zoning designation that no longer exists. Therefore, the amendment is consistent with the intent of the master plan.

- 2. The proposed amendment is required based on changed conditions or further studies:**

The proposed master plan amendment is required in order to rezone the Site to commercial.

3. The proposed amendment is compatible with the surrounding area:

The Site is surrounded by various other uses, including a multi-family residential development to the south, commercial uses to the north and west, and vacant property planned for industrial to the east. The Site and surrounding uses are not changing with this request, and therefore, compatible.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The proposed master plan amendment is required in order to rezone the Site to commercial to allow the Applicant to appropriately operate under the Master Plan.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The Site has been operating as commercial since 1977. Therefore, there will be no negative effect on adjacent properties or on transportation services and facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated and utilized in the area.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. The use of the Site is not changing.

Based on the above information, a master plan amendment to CM is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:

ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center.

Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-18-102-020

PROPOSED LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3112 N. Las Vegas Boulevard
- Site Acreage: 1.58
- Existing Land Use: Commercial center

Request

This is a zone change request to CG zoning with no plans submitted and is a companion item with a Plan Amendment (PA-24-700010). However, the site is currently developed as a commercial center. The site is 1.58 acres in size with access from Las Vegas Boulevard North.

Applicant's Justification

The applicant states the site has been operating as a commercial retail shopping center for several decades. Due to H-2 zoning no longer being a listed zoning category within the recently updated Title 30 Development Code, it is necessary to change the zoning for the site to Commercial General (CG) which is consistent with the existing uses on the property. The proposed CG zoning category is compatible with the surrounding area. No changes are being made to the existing site layout or existing uses with this request.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0729-15	Allowed financial services, specified (check cashing and deferred deposit) uses on the site	Approved by PC	December 2015
VC-1262-97	Check cashing – expired	Approved by PC	August 1997
VC-1483-95	Second hand sales – expired	Approved by PC	October 1995
AC-57-76	Architectural supervision for a shopping center and convenience market	Approved by PC	October 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	H-2 & IP (AE-70)	Restaurant & elementary school
South	Business Employment	RM32 (AE-70)	Multi-family residential
East	Business Employment	IP (AE-70)	Undeveloped
West	City of North Las Vegas	C-2 & C-3 (AE-70)	Convenience store with gas pumps & pharmacy

Related Applications

Application Number	Request
PA-24-700010	A plan amendment to redesignate the site from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis
Comprehensive Planning
Zone Change**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 2024, H-2 zoning is no longer a listed zoning category in Code and the conversion to an appropriate zoning district is encouraged by the County. The request for Commercial General (CG) is appropriate and compatible with the surrounding area. The site itself has been operating as a commercial center since 1977, where the request for CG zoning would be in line with and consistent with the existing uses on the site. Furthermore, to the northeast along Las Vegas Boulevard North, a number of similar commercial centers are also zoned CG. The request complies with Policy SM-2.5 of the Master Plan which supports opportunities for the development of community/neighborhood centers to increase access to neighborhood-oriented services and employment opportunities in underserved areas of Sunrise

Manor, and Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for CG zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PECOS PLAZA LIMITED PARTNERSHIP

CONTACT: LIZ OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning

Application Form

ASSESSOR PARCEL #(s): 140-18-102-020

PROPERTY ADDRESS/ CROSS STREETS: LVB/Pecos

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment to CM and Zone Change to CG for an existing commercial shopping center. The Site is currently planned BE and zoned H-2.

PROPERTY OWNER INFORMATION

NAME: Pecos Plaza LP
 ADDRESS: 6018 S. Durango Road, Suite 110
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: n/a CELL n/a EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Pecos Plaza LP
 ADDRESS: 6018 S. Durango Road, Suite 110
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: n/a CELL n/a EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-792-7000 CELL _____ EMAIL: olson@kcnvlaw.com

*Correspondent will receive all communication on submitted application(s).

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

Liz Olson
 Property Owner (Signature)*

ED BUCHANAN
 Property Owner (Print)

4/23/24
 Date

DEPARTMENT USE ONLY

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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICANT ID # 2C-24-0241 ACCEPTED BY GRC
 RECEIVING DATE 7-16-24 DATE 5-16-24
 RECEIVING TIME 8-21-24 TIME Waived (H-2)
 THE YEAR OF THE YEAR Sunrise Manor 6-27-24

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
702.792.7000

April 23, 2024

VIA ONLINE SUBMITTAL

20-24-024j

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

**Re: Justification Letter – Zone Change
Pecos Plaza LP
APN: 140-18-102-020**

To Whom It May Concern:

Please be advised this office represents Pecos Plaza LP (the “Applicant”) in the above-referenced matter. The property is located on approximately 1.58 acres on the southeast corner of North Las Vegas Boulevard and North Pecos Road in Clark County. The property is more particularly described as APN: 140-18-102-020 (the “Site”).

The Site is currently zoned H-2 and master planned Business Employment (BE). The Site has been operating as a commercial retail shopping center for several decades. Because H-2 is no longer a listed zoning designation within the Title 30 Development Code, the Applicant is requesting a zone change to allow for the rezoning of the Site to Commercial General (CG), as well as a master plan amendment to Corridor Mixed-Use (CM).

As mentioned, the Site has been operating as a commercial shopping center under the prior H-2 zoning designation since construction in 1977. Therefore, a request to rezone the Site to a commercial zoning designation is appropriate and compatible. No changes are being made to the existing Site layout or existing uses with this request.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0243-RETANA ROSIO:

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action)

RELATED INFORMATION:

APN:

140-28-812-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback for a room addition to 5 feet where 10 feet is required per section 30.02.05 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 980 Linn Lane
- Site Acreage: 0.23
- Project Type: Side setback
- Number of Stories: 1 (addition)/2 (existing home)
- Building Height (feet): 14 (addition)
- Square Feet: 480 (addition)/1884 (existing home)

Site Plan

The plan depicts an existing single-family residence with a proposed room addition on the south side of the existing home. The proposed addition is shown at 16 feet by 30 feet and the front is flush with the existing front of the home. The roofline, colors, and materials are shown matching the existing home. The setback to the south property line is shown at 5 feet.

Landscaping

The applicant states that no changes are planned to the existing landscaping.

Elevations

The plans depict a single story room addition to the existing residence. The addition is shown at 14 feet high and has been described as to be constructed to match the existing home with regard to style, color, and materials.

Floor Plan

The plan depicts a 480 square foot, 16 feet by 30 feet, addition to the south side of the existing residence with interior access.

Applicant's Justification

The applicant states they plan to have family live with them but they would like them to have a space of their own. The proposed addition will grant them that space. They are requesting a waiver of development standards to allow for a side setback of 5 feet where 10 feet is required (a 50% reduction). The applicant states the addition roofline, color, and materials used will match the existing residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Public Use	PF	School

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Although the proposed addition will feature a roofline, colors, and materials that are architecturally compatible with the existing residence, staff typically does not support requests to reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and the

encroachment into the required setbacks is a self-imposed hardship that can be avoided by constructing the addition in the rear of the residence rather than on the side. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Plant 2 Evergreen trees along the south property line next to the addition.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMASON THEODORE

CONTACT: JAMASON THEODORE, 4504 SAN JUAN AVENUE, NORTH LAS VEGAS, NV 89032



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-28-812-001

PROPERTY ADDRESS/ CROSS STREETS: 980 Linn Lane - Linn & Harris or Washington & Christy

DETAILED SUMMARY PROJECT DESCRIPTION

Room addition to the South side of existing home. I am asking for a zone variance for a 5ft set back in lieu of the 10ft.

PROPERTY OWNER INFORMATION

NAME: Rosio Retana
 ADDRESS: 980 Linn Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89110
 TELEPHONE: _____ CELL 720/207-1612 EMAIL: calichica1@ymail.com

APPLICANT INFORMATION (must match online record)


NAME: Rosio Retana
 ADDRESS: 980 Linn Lane
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 720/207-1612 EMAIL: calichica1@ymail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: MKT Holdings LLC
 ADDRESS: 4504 San Juan Ave
 CITY: N Las Vegas STATE: NV ZIP CODE: 89031 REF CONTACT ID # _____
 TELEPHONE: 702/379-1113 CELL 702/883-7171 EMAIL: mktholdings@gmail.com

*Correspondent will receive all communication on submitted application(s).

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


 Property Owner (Signature)

Rosio Retana
 Property Owner (Print)

04/11/2024
 Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) 24-0243
 PC MEETING DATE 7/16/24
 SCC MEETING DATE _____
 TAB/CAC LOCATION Senior Manor

ACCEPTED BY Sm
 DATE 5/16/24
 FEES _____

DATE 6/22/24

May 7, 2024

Clark County Nevada
Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter - 980 Linn Ln (140-28-812-001)

To Whom it May Concern:

This letter is written in reference to the above-mentioned address. I am requesting a zone variance for a 5 ft set back on the south side of my property in lieu of the standard 10ft. We would like to build a room addition for my parents to be able to live with us. The existing landscaping will remain as is with no changes. The new structure will match colors and textures of existing home, new roof will match existing structures as well.

Thank you for your time and consideration.

Rosio Retana

A handwritten signature in black ink, appearing to read "Rosio Retana", written in a cursive style with a large loop at the end.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0250-GLENCOE PROPERTIES INC:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-511-002; 161-08-511-005 through 161-08-511-011

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED USE

BACKGROUND:

Project Description

The plans depict the vacation of an existing ingress/egress and curb return driveway easement along Nellis Boulevard. A new easement will be dedicated to replace the vacated driveway easement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0169-02	57,000 square foot grocery store and future pad sites	Approved by PC	March 2002
ZC-1082-00	Reclassified all C-3 zoned parcels to C-2 zoning	Approved by BCC	September 2000
DR-0416-99	Request for a freestanding sign	Approved by PC	May 1999
ZC-0733-97	Reclassified 8.5 acres from R-E, R-4 & C-C to C-3 zoning	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial development
South	Public Use	CG	Flood control channel
East	Public Use, Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, CG, & RS5.2	Golf course, commercial development, & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
WS-24-0249	Waivers of development standards with a design review for a gasoline station and convenience store in conjunction with an existing shopping center 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 easements 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

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

DRAFT



Department of Comprehensive Planning

Application Form

ASSESSOR PARCEL #(s): 161-08-511-002, 161-08-511-005, 161-08-511-006, 161-08-511-007, 161-08-511-008, 161-08-511-009,
161-08-511-010, 161-08-511-011

PROPERTY ADDRESS/ CROSS STREETS: 2513 S NELLIS BLVD, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for the Construction of a 5,200 sf retail convenience store with 7 fuel dispensing pumps.
 Ingress/Egress Driveway Easement Vacation

PROPERTY OWNER INFORMATION

NAME: Sahara, R.A., LLC
 ADDRESS: 10655 Park Run Drive #160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Circle K Stores, Inc.
 ADDRESS: 1120 W Warner Rd
 CITY: Tempe STATE: AZ ZIP CODE: 85284 REF CONTACT ID # _____
 TELEPHONE: 602-728-8000 CELL _____ EMAIL: mwillia1@circlek.com

CORRESPONDENT INFORMATION

NAME: Kimley-Horn & Associates
 ADDRESS: 6671 Las Vegas Boulevard South
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 725-231-0006 CELL _____ EMAIL: juanm.mendoza@kimley-horn.com

*Correspondent will receive all project communication

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

[Signature]
 Property Owner (Signature)*

Richard Gordon
 Property Owner (Print)

3-78-24
 Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0250

ACCEPTED BY JUD

PC MEETING DATE —

DATE 05/22/2024

BCC MEETING DATE 07/17/2024

TAB/CAC LOCATION Sunrise Manor DATE 6/27/2024

March 25, 2024

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: *Justification Letter – Vacation Application – Proposed Gas Station and Convenience Store. APN: 161-08-511-002.*

To Whom It May Concern:

Kimley-Horn (the Applicant), on behalf of our Client (the Owner/Developer), Circle K Stores, Inc., is submitting this Justification Letter for a Design Review to allow gasoline and liquor sales for a new commercial development with a convenience store. Circle K Stores, Inc. proposes the construction of a new 5,200 square foot retail convenience store with 7 fuel dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week with approximately 20 employees.

Project Description:

The proposed project is located at the southwest corner of Sahara Avenue and Nellis Boulevard, — more specifically identified as APN: 161-08-511-002 (the "Property"). The property is currently zoned CG – Commercial General. Convenience stores and gasoline stations are permitted uses under the CG zoning classification with standards and conditions. The existing zoning in the surrounding area is zoned CG – Commercial General and is considered a compatible adjacent use. These uses, along with being located on the corner of a major arterial street, makes this location ideal for a convenience store with gas pumps.

Vacation Application:

We are requesting to vacate the existing Private Ingress/Egress Easement on Nellis Boulevard between Lot 1-C and Lot 1-D as shown on recorded file 96 page 55 of surveys 980716:01688. The existing Ingress/Egress Easement is not aligned to the existing driveway on Nellis Boulevard. A new driveway easement will be dedicated to replace the vacated driveway easement.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (725) 231-0006 or JuanM.Mendoza@kimley-horn.com should you have any questions.

Sincerely,



Juan Mendoza, P.E.
Project Engineer

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0249-GLENCOE PROPERTIES INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; and 2) reduce throat depth.

DESIGN REVIEW for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-511-002; 161-08-511-005 through 161-08-511-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking lot landscaping where parking lot landscaping is required per Section 30.04.01D.
- b. Reduce street landscaping spacing where street landscaping is required per Section 30.04.01D.
2. Reduce the throat depth to 6 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 76% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2513 S. Nellis Blvd
- Site Acreage: 8.42 (portion)
- Project Type: Gasoline station
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 5,200
- Parking Required/Provided: 198/306 (shopping center)
- Sustainability Required/Provided: 7/4.5

History & Request

An existing 17,304 square foot building located on APN 161-08-511-002 (at the southwest corner of Sahara Avenue and Nellis Boulevard) is planned to be demolished to accommodate a

proposed convenience store and gasoline station. The existing shopping center was approved via ZC-0733-97.

Site Plans

The plans depict a proposed 1 story convenience store building with a maximum height of 23 feet. The proposed gasoline canopy and 7 fuel pumps are not within 200 feet of any residential use. The proposed building and gas canopy are designed to run north-south parallel to Nellis Boulevard. The canopy will be constructed 75 feet east of the convenience store building. Access to the site is provided via existing right-in/right-out shared driveways on Sahara Avenue and Nellis Boulevard. The shared driveways allow cross access to the existing commercial subdivision. The proposed development will maintain the existing attached sidewalk.

The design of the site provides for adequate on-site circulation. The pedestrian paths are clearly delineated by colored stamped asphalt providing pedestrian walkway connectivity. Parking is located to the east and south of the proposed building as well as along the east side of the site behind the street landscaping on Nellis Boulevard. A total of 27 parking spaces are provided for the proposed uses where 21 spaces are required. This includes 17 standard parking spaces, 4 installed EV vehicle stalls, 4 capable EV stalls, and 2 ADA parking spaces. Also, the applicant is proposing 1 loading space and 2 bicycle racks.

Landscaping

The plans depict medium trees approximately 20 feet on center along Sahara Avenue and Nellis Boulevard. Nine trees are provided along the north streetscape and 7 trees are provided along the east streetscape. Due to conflicts with existing and proposed underground and above ground utility locations, the street landscaping is not spaced as required per Code. However, the proposed landscaping provides the required number of shrubs and trees. The north frontage is approximately 200 linear feet, which would require 10 trees and 1,340 square feet of canopy coverage at 134 square feet minimum coverage per tree. The east frontage is approximately 170 linear feet of landscape, requiring 9 trees and 1,206 square feet of canopy coverage. On the north frontage, 9 trees at 3,312 square feet of canopy coverage are provided, meeting the minimum canopy coverage. On the east frontage, 7 trees at 2,576 square feet of canopy coverage are provided, meeting the minimum canopy coverage.

Landscaping is provided on most parking lot finger islands; however, due to site design, the southeast corner of building does not have the required finger island landscaping. An on-site ADA pedestrian walkway connecting the sidewalk to the site and the building runs on that finger island. Therefore, the applicant is proposing an alternative location for the required landscaping (one tree and shrubs), which is on the northwest corner of the building.

Elevations

The proposed structure includes enhanced architectural elements, corner towers, and high parapets that screen the mechanical units from the public right-of-way. A 3 foot deep architectural projection enhances the entry. The exterior materials consist of ledgestone, cement block panels, and insulated clear glass. Also, the color palate depicts desert tones and red color accent, in conjunction with the architectural elements. The same style and finishes are proposed for the fuel canopy and trash enclosure.

Floor Plans

The plans depict a proposed 5,200 square foot building running north/south along the western portion of the parcel 161-08-511-002. The main entrance faces the east façade. The gas canopies are proposed to be located parallel to the building also running in a north/south direction. The total square footage for the canopy is 4,608 square feet and is proposed to be 18.5 feet in height.

Applicant's Justification

The applicant states the proposed development is located on the corner of major arterial streets, which makes this location ideal for a convenience store with gas pumps. The applicant believes that with the landscaping and building design the proposed development mitigates any adverse impacts on the natural environment. The southeast finger island is part of the ADA path from Nellis Boulevard. Therefore, the applicant is requesting a waiver of standards for alternative street and parking lot landscaping so that the requirements for the ADA path from the right-of-way can be met and we are proposing a different location of the required landscape finger island. Additionally, the driveway along Sahara Avenue is proposed to have a throat depth reduction to 6-feet at the immediate driveway approach since this is an existing driveway along Sahara Avenue. The proposed drive aisle will be restricted to align with the existing development on the west to maintain consistency with the existing design and traffic flow.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0169-02	57,000 square foot grocery store and future pad sites	Approved by PC	March 2002
ZC-1082-00	Reclassified all C-3 zoned parcels to C-2 zoning	Approved by BCC	September 2000
DR-0416-99	freestanding sign in conjunction with a drug store on 1.7 acres	Approved by PC	May 1999
ZC-0733-97	Reclassified 8.5 acres from R-E, R-4 & C-C to C-3 zoning with a design review for a proposed shopping center	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial development
South	Public Use	CG	Flood Control Channel
East	Public Use, Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, CG & RS5.2	Golf course, commercial development, & single-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
VS-24-0250	A request to vacate and abandon private ingress/egress easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of landscaping is to reduce urban heat islands. Staff finds the proposed street landscaping along Sahara Avenue and Nellis Boulevard provide a proper site landscape canopy coverage. The applicant is proposing an alternative location for the parking lot landscaping finger island, which staff finds will not be detrimental to the intent of providing necessary tree canopies and positively contribute to the decrease in the heat island effect. The heat vulnerability measure in this area is close to the highest in the Valley. The proposed tree canopy coverage along the property boundaries and parking lot landscaping are adequate. Therefore, staff can support this request for alternative parking lot landscaping.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed design for the convenience store and gasoline station depicts an adequate layout of the site. A previously approved commercial building is proposed to be demolished and replaced. The new building design includes architectural elements and exterior materials that enhance the existing shopping center. Staff finds the proposed design will comply with Policy SM-1.1 of the Master Plan, which encourages neighborhood revitalization. The building and gasoline canopies meet the setback requirements between the proposed use and residential uses as well as setbacks from the rights-of-way. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the commercial driveway on Sahara Avenue. The design allows drivers with additional distance before encountering any conflicting parking spaces or onsite movement, and safely exit the right-of-way.

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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0259-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-08-511-002, 161-08-511-005, 161-08-511-006, 161-08-511-007, 161-08-511-008, 161-08-511-009,
161-08-511-010, 161-08-511-011

PROPERTY ADDRESS/ CROSS STREETS: 2513 S NELLIS BLVD, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for the Construction of a 5,200 sf retail convenience store with 7 fuel dispensing pumps.
Ingress/Egress Driveway Easement Vacation

PROPERTY OWNER INFORMATION

NAME: Sahara, R.A., LLC
ADDRESS: 10655 Park Run Drive #160
CITY: Las Vegas STATE: NV ZIP CODE: 89144
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Circle K Stores, Inc.
ADDRESS: 1120 W Warner Rd
CITY: Tempe STATE: AZ ZIP CODE: 85284 REF CONTACT ID # _____
TELEPHONE: 602-728-8000 CELL _____ EMAIL: mwillia1@circlek.com

CORRESPONDENT INFORMATION

NAME: Kimley-Horn & Associates
ADDRESS: 6671 Las Vegas Boulevard South
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 725-231-0006 CELL _____ EMAIL: juann.mendoza@kimley-horn.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Richard Gordon
Property Owner (Print)

3-28-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-24-0249

ACCEPTED BY JUD

PC MEETING DATE -

DATE 08/22/2024

BCC MEETING DATE 07/17/2024

TAB/CAC LOCATION Sunrise Manor DATE 06/27/2024

May 1, 2024

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: *Justification Letter - Design Review and Waiver of Development Standards for a proposed Commercial Development with a Gas Station and Convenience Store. APN: 161-08-511-002.*

To Whom It May Concern:

Kimley-Horn (the Applicant), on behalf of our Client (the Owner/Developer), Circle K Stores, Inc., is submitting this Justification Letter for a Design Review to allow gasoline and liquor sales for a new commercial development with a convenience store. Circle K Stores, Inc. proposes the construction of a new 5,200 square foot retail convenience store with 7 fuel dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week with approximately 20 employees.

Project Description:

The proposed project is located at the southwest corner of Sahara Avenue and Nellis Boulevard, — more specifically identified as APN: 161-08-511-002 (the "Property"). The property is currently zoned CG – Commercial General. Convenience stores and gasoline stations are permitted uses under the CG zoning classification with standards and conditions. The existing zoning in the surrounding area is zoned CG – Commercial General and is considered a compatible adjacent use. These uses, along with being located on the corner of a major arterial street, makes this location ideal for a convenience store with gas pumps.

As needed, the existing site conditions will be demolished to accommodate the proposed convenience store and gasoline station improvements. Sahara Avenue and Nellis Boulevard have full offsite improvements including paving, curb and gutter, sidewalk, public utilities, streetlights, and traffic control devices. Medians exist in Sahara Avenue and Nellis Boulevard.

The site is bounded by properties with existing Zoning classifications as follows:

- North across Sahara Avenue: An existing commercial plaza with a convenience store and a gas station zoned CG.
- East across Nellis Boulevard: An existing commercial plaza zoned CG. And an existing residential single-family property zoned RS5.2.
- South: Parking lot area part of the Sahara/Nellis Plaza zoned CG.
- West: Parking lot area part of the Sahara/Nellis Plaza zoned CG.

The proposed development complies with all applicable provisions of the development code for a Design Review.

The proposed convenience store for Circle-K will be one (1) story with a maximum height of twenty-three (23) feet. The proposed structure includes enhanced architectural elements, corner towers, and high parapets that hide the mechanical units, making sure units are not visible from the public right of way. Three (3) feet deep architectural projection at the entry of the C-store enhances the entry and creates the shading environment for the proposed storefront. For the south-facing entry, a three (3) feet deep awning is proposed to create a shading condition. The proposed building has no openings facing west, reducing the heat gain. The proposed project has added environmentally conscious elements like a cool roof system like the TPO system with white color, solar reflectance of 0.79, and thermal emittance of 0.87. The roof is sloping east to west. The ceiling height for the sales area is 11'0", allowing the interior space to use less artificial lighting. All the proposed light fixtures are LED with motion/daylight sensors to control the use of artificial lighting. Proposed exterior finishes and color palate create visual interest and break down the architectural elements to human scale for a more friendly surrounding. The same style and finishes are proposed for the fuel canopy and trash enclosure to maintain harmony between the structures. Based on the comment received on the Trash enclosure, we have reconsidered the design, added a roof, and created a stronger structure with masonry construction that aligns with the surrounding use.

Per Title 30, gas canopies have a setback of 30 feet from the right-of-way line of any section line street and 20 feet from the right-of-way line of any non-section line street. In the Urban Area, canopies and fuel pumps shall not be within 200 feet of any residential property. The proposed gas canopy onsite meets these setback requirements.

The Site Lighting will conform to the requirements of Clark County and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. All lights within the building façade and fuel canopy are flush mounted so as not to cause light spillage. All other site lighting fixtures provide for screening or shielding of the illumination source to further prevent light trespassing. Please refer to lighting plans for further details.

Access to the Circle K site will be provided by existing right-in/right-out shared driveways on Sahara Avenue and Nellis Boulevard. With this development, there will be no civil improvements to the existing driveways. The shared driveways allow cross access to the existing commercial subdivision.

The design of the site provides for ample on-site circulation as well as space for vendor parking and fuel delivery parking. The pedestrian paths are clearly delineated by concrete, colored asphalt and striping providing offsite and onsite pedestrian connectivity.

Parking conforms to Title 30 requirements with a total of 27 parking spaces provided where a minimum of 15 spaces are required. The maximum allowed parking per Title 30 section 30.04.04 D (2) is no more than 15% of the minimum parking, 18 standard parking spaces. Per Section 30.04.04 D 2 (ii) Accessible parking and Electric vehicle (EV) charging station does not count against the maximum parking requirement. Of the 27 parking spaces provided, 17 are standard parking spaces, 4 proposed electrical vehicle stalls, 4 future electrical vehicle stalls, 2 ADA parking spaces provided at the store front building entrance. Therefore, the proposed parking design is in conformance with current Title 30 design criteria.

The existing parking for the commercial Sahara and Nellis Plaza has been summarized on the provided site plan. The existing developed parcel had 66 parking stalls. After demolition and civil improvements, the total amount of parking removed for the existing Sahara/Nellis Plaza has been reduced by 39 spaces.

A 10'x25' loading space is provided in the site plan and two (2) bicycle racks are provided near the building entrance for a total of 4 spaces, complying with Title 30 section 30.04-8.

Landscaping and building setbacks are proposed on Sahara Avenue and Nellis Boulevard with landscaping provided throughout the property frontage and the parking area. All landscaping will comply with the approved Southern Nevada Regional Plan List.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 4.5 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include cool roofs, shade structures, daylighting strategies, nonresidential ventilation, low-emissivity glass installation and shaded building entrances. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

Daylighting strategies have been incorporated into the design to minimize artificial lighting by meeting the required floor-to-ceiling height of 11-feet to facilitate natural ventilation.

The sustainable landscaping elements include increasing water-efficient plantings, increasing landscape width and Parking Lot Trees. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans are summarized below:

1. Water Efficient Planting: All the proposed Plants Trees and shrubs have Very Low Water Needs:
 - Trees/Shrubs on Plan: 159
 - Trees/Shrubs with low/very low water needs: 159 (100%)

Summary: The proposed development will bring a new and aesthetically pleasing facility along both highly traveled Sahara Avenue and Nellis Boulevard corridor. We believe the project will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Circle K Stores, Inc. will be held responsible for continued adequate maintenance of the development via internal operations standards and the license and operating requirements of the County. Through the use of landscaping and building design, we believe that the proposed development mitigates any adverse impacts on the natural environment. Furthermore, we believe that the project meets the general intent and purpose of the Clark County Zoning Code and Development Standards. Therefore, we respectfully request approval of this Design Review application.

Land Use Application Requests:

Design Review:

A Design review is requested to develop a convenience store with gas station on the southwest corner of Sahara Avenue and Nellis Boulevard in Las Vegas. The Property is currently zoned CG – Commercial General.

The proposed development meets 4.5 Sustainability Provision points of the minimum 7 points (64%) encouraged per Title 30. Due to the optimal building location and orientation, the existing site constraints and access points, additional sustainability points are difficult to achieve for this development.

A Design Review is requested for reduced landscaping along frontage streets.

The landscape design incorporates all “low” or “very low” water use plants for a visually appealing and desert-appropriate landscape (this meets one of the sustainability checklist items). The existing streetscape is minimal; we propose removing one dead tree and salvaging the other existing palo verde if possible, due to its current placement near a streetlight. While we’re able to add many additional street trees, due to conflicts with existing underground and above ground utility locations, planting a tree every 20-30’ along the entire streetscape is not possible. However, the landscape architecture team has still provided the number of shrubs and large sized trees necessary based on 30’ tree spacing along the north and 20’ along the east, regardless of how many trees are able to be placed.

The north frontage is approximately 279 LF of landscape, which would require 10 trees and 2,115 SF of canopy coverage at 235 SF minimum coverage per tree. The east frontage is approximately 259 LF of landscape, requiring 9 trees and 2,115 SF of canopy coverage. On the north frontage, we will provide 9 trees at 3,312 SF of canopy coverage, meeting the minimum canopy coverage. On the east frontage, we will provide 7 trees at 2,576 SF of canopy coverage, meeting the minimum canopy coverage.

We believe that this meets the alternative landscape standards per Title 30 30.04.01.E.1. We’ve placed as many trees as we can fit without issues with utilities and placed the full requirement of shrubs, therefore showing our intended harmony with the general purpose, goals, objectives, and standards of the Master Plan and Title 30 requirements. Careful tree placement avoids putting a burden on public improvements/facilities due to potential root issues or streetlight safety conflicts and will not be detrimental to the public welfare. Finally, the use of the adjacent areas will not be affected in a substantially adverse manner.

A healthy landscape area between the curb and interior drive/parking has also been incorporated into the overall design: 13’ at its narrowest, and over 60’ at its widest (this meets one of the sustainability checklist items). Extra trees and shrubs have also been added to this landscape area to help balance out the fewer trees. Tree and shrub planting within the parking area islands meets code, and the landscape areas near the outdoor seating area and along the building go beyond minimum trees and shrubs to add more landscape to the development.

Waiver of Development Standards #1

Reduced throat depths.

Sahara Ave:

Driveway along Sahara Ave. - Reduce throat depth to 6-foot minimum at the immediate driveway approach where a minimum of 25-feet is required per Uniform Standard Drawing 222.1.

Justification: The existing driveway along Sahara Ave is to remain the same. As a result, the proposed drive aisle will be restricted to align with the existing development on the west to maintain consistency with the existing design and traffic flow. Additional onsite landscaped throat depth has been provided onsite via incorporated landscape buffer between the driveway and parking stalls.

Waiver of Development Standards #2

Alternative parking lot landscaping.

Justification: Per Title 30, one tree is required every 6 parking spaces. The southeast finger island is part of the ADA path from the Nellis Blvd. Right-Of-Way. Therefore, we are requesting a waiver of standards for alternative parking lot landscaping so that the requirements for the ADA path from the ROW can be met.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (725) 231-0006 or JuanM.Mendoza@kimley-horn.com should you have any questions.

Sincerely,



Juan Mendoza, P.E.
Project Engineer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0262-SPEEDWAY COMMERCE CENTER, LLC

SIGN DESIGN REVIEW for modifications to an existing freestanding sign in conjunction with an existing office warehouse complex on 58.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the south side of Speedway Boulevard and the east side of Hollywood Boulevard within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

123-23-401-001

SIGN DESIGN REVIEW:

Increase the overall area of an electronic sign (electronic message unit, static) to 225 square feet where a maximum of 100 square feet is allowed per Section 30.05.02G (a 125% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6755 Speedway Boulevard
- Site Acreage: 58.75
- Project Type: Modifications to an existing freestanding sign
- Sign Height (feet): 50 (no change)
- Square Feet: 100 (existing)/225 (proposed)

Site Plans

The plans depict an existing electronic sign (electronic message unit, static) that was originally developed as part of an office/warehouse complex. The sign is located at the southeast corner of Hollywood Boulevard and Speedway Boulevard.

Sign Plans

The plans depict an existing 50 foot high freestanding sign with an existing 100 square foot portion of the sign being an electronic message unit, static. The proposed sign plans show a new 225 square foot electronic message unit, static sign that will replace the existing 100 square foot sign. The newly proposed electronic static message unit sign is generally oriented northwest to southeast. The bottom of the electronic message sign is located 21 feet above the surrounding grade and

sidewalk and is just over 11 feet in height. The electronic sign will increase in width from 12 feet to 20 feet. The new sign face will fit between the support pillars of the sign. No changes are proposed to the general sign structure or the existing portion of the sign above the electronic message unit.

Landscaping

No additional landscaping is proposed or required with this application.

Applicant's Justification

The applicant has described the new sign as an upgrade that will fit the scale of the existing industrial warehouse complex. The physical properties of the new sign are approximately 11 feet 3 inches high by 20 feet wide or 225 square feet. The existing electronic message unit is 100 square feet in area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-1003	Allowed offices as principal use	Approved by PC	February 2019
UC-0972-17	Recreational facility (indoor go-kart track) with a waiver to reduce parking	Approved by PC	December 2017
WS-0282-15	Service bar within an existing office/warehouse complex	Approved by PC	September 2015
ZC-0119-96	Reclassified 106.1 acres to an M-1 zone for an office/warehouse complex	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & East	Business Employment	CG (AE-70 & AE-75)	Speedway facilities
South	Business Employment	IL & RS80 (AE-70 & AE-75)	Office/warehouse complex & parking lot
West	City of North Las Vegas		Warehouse/distribution building

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. The proposed modifications to the existing freestanding sign are consistent in style, design, and scale with the 58.75 acre industrial warehouse development

at the southeast corner of Hollywood Boulevard and Speedway Boulevard. Staff finds the modifications to the freestanding sign should not have an adverse or negative impact on the surrounding land use or properties; therefore, staff recommends 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: SCHNITZER PROPERTIES MANAGEMENT
CONTACT: MICHAEL LEBLUE, YESCO, 5119 CAMERON STREET, LAS VEGAS, NV
89113



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 123-23-401-001

PROPERTY ADDRESS/ CROSS STREETS: 6755 Speedway Blvd. Las Vegas Nevada 89115

DETAILED SUMMARY PROJECT DESCRIPTION

To replace an existing 100 sqft LED message unit with a new 225 sq ft LED message unit. We are asking for an increase of 125 sq ft in allowable animated signage.

PROPERTY OWNER INFORMATION

NAME: Speedway Commerce Center LLC
 ADDRESS: 1121 S. W. Salmon , 5th Floor
 CITY: Portland STATE: OR ZIP CODE: 97205
 TELEPHONE: 702-366-1088 CELL _____ EMAIL: MONIQUE R @ schnitzerproperties.com

APPLICANT INFORMATION (must match online record)

NAME: Monique R SCE
 ADDRESS: 6865 Speedway Blvd Suite ~~Q~~ Q 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: 702-366-1088 CELL _____ EMAIL: MONIQUE R @ schnitzerproperties.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Michael LeBlue
 ADDRESS: 5119 S. Cameron St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168828
 TELEPHONE: 702-876-8080 CELL 702-348-7414 EMAIL: mleblue@yesco.com

*Correspondent will receive all communication on submitted application(s).

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

[Signature] Reed Gortem 4/16/24
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input checked="" type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) SDR-24-0262 ACCEPTED BY [Signature]
 PC MEETING DATE 8-6-2024 DATE 5-28-2024
 BCC MEETING DATE _____ FEES \$1,000
 TAB/CAC LOCATION 7-11-2024 DATE 7-11-2024
SUNRISE Manor



Custom Electric Signs

April 25, 2024

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Design Review
Speedway Commerce Center LLC – LED Static Display
6755 Speedway Blvd, Las Vegas, NV 89115
APN: 123-23-401-001

On behalf of Speedway Commerce Center LLC YESCO is submitting an application for a design review to increase the allowable square footage for an Static Electronic Message Display from 100 square feet to 225 square feet.

The property is located at 6755 Speedway Blvd. There is currently an existing pylon sign with an LED display. The new static LED displays will replace the existing display as shown on YESCO's provided artwork.

The physical properties of the new display is as follows, 11'-3" tall" x 20'-0" wide or 225 square feet. The zoning classification for the property is H-1.

We appreciate your consideration of this request. Please contact me should you require any additional information

Respectfully,

Richard Purvis
Account Executive
rpurvis@yesco.com

**PLANNER
COPY**

YESCO Las Vegas
702-876-8080 » Phone
702-944-4500 » Fax
5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0283-TOLL SOUTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARD to reduce setbacks in conjunction with a proposed single-family residence on 0.05 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/rp/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-417-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback for a proposed single-family residence to 4 feet, 3 inches where 5 feet is the standard per Section 30.02.08 (a 14% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1608 Loyal Jack Court
- Site Acreage: 0.05
- Project Type: Single-family residence
- Building Height (feet): 23
- Square Feet: 1,813

Site Plan

The plan depicts a proposed 1,813 square foot single-family residence which will have a south side setback of 4 feet 3 inches to 4 feet 9 inches where 5 feet is required.

Landscaping

There are no proposed or required changes to the landscaping associated with this application.

Elevations

The elevations depict 2 story residential home with stucco, stone veneer, articulated window framing, shutters, garage eaves, decorative garage door, and decorative front door.

Floor Plan

The floor plan depicts a 2 story residence. The first floor consists of a garage, great room, nook, foyer, and kitchen. The second floor consists of 4 bedrooms, 2 bathrooms, and a laundry room.

Applicant's Justification

The applicant is requesting a waiver of development standard to reduce the side setback to 4 feet 3 inches where 5 feet is required. The applicant states that to the south side of the lot where the waiver is being requested, there is a 10 foot wide landscape element and no other residential homes will be impacted by this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0538	Reclassified from R-3 to RUD zoning, reduced open space, reduced setbacks, and reduced landscaping with a design review for a single-family residential development	Approved by BCC	January 2023
TM-22-500181	27 lot subdivision	Approved by BCC	January 2023
DR-0201-10	Multi-family residential development	Denied by PC	September 2010
WS-0039-08	Multi-family residential with a waiver for setback - expired	Approved by PC	March 2008
ZC-0134-96	Reclassified from T-C to R-3 zoning for senior housing	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Compact Neighborhood (up to 18 du/ac)	RS2 & RM18	Single-family residential & multi-family residential
South	City of Las Vegas	R-1	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The reduction is minimal due to the property line radius in the southeast corner of the site. Staff understands that the reduction of the side setback does not meet the established Code standards. However, the applicant has provided 10 feet of landscaping to the south side of the lot, and no other residential homes will be impacted by this request. 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

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: ISAAC SUMMERS, TOLL SOUTH LV, LLC, 1140 N. TOWN CENTER DRIVE, SUITE 280, LAS VEGAS, NV 89144



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-19-417-004

PROPERTY ADDRESS/ CROSS STREETS: 1608 Loyal Jack Ct. Las Vegas, NV 89115 / NWC E Owens Ave. & Sandy Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver to reduce side setback from 5' to 4.24' (15.2% reduction)

PROPERTY OWNER INFORMATION

NAME: Toll South LV LLC
 ADDRESS: 1140 N. Town Center Dr. Ste. 250
 CITY: Las Vegas STATE: NV ZIP CODE: 89144
 TELEPHONE: 702-216-7436 CELL 702-824-6014 EMAIL: sbhplanning@tollbrothers.com

APPLICANT INFORMATION (must match online record)

NAME: Toll South LV LLC
 ADDRESS: 1140 N. Town Center Dr. Ste. 250
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # 199443
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Isaac Summers
 ADDRESS: 1140 N. Town Center Dr. Ste. 250
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # 199443
 TELEPHONE: 702-216-7436 CELL 702-824-6014 EMAIL: isummers@tollbrothers.com

*Correspondent will receive all communication on submitted application(s).

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

Isaac Summers Kelly Winner, Toll South LV LLC 5/8/24
 Property Owner (Signature)* Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 1524-0283 ACCEPTED BY RP
 PC MEETING DATE 08/10/24 DATE 7/11/24
 BCC MEETING DATE _____ FEES \$500
 TAB/CAC LOCATION Sunrise Manor DATE 7/11/24

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

24-0283

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

May 9th, 2024

RE: APN 24-100494, APN 140-19-417-004

To Whom It May Concern:

I am the property owner's representative for the subject application. Please consider this our justification for requesting a waiver of side setback conditions for 4.24' where 5' side setback is required per Title 30 (a 15.2% reduction).

We intend to build standard plan #53-08853, which fits on the lot save the side setback. All standard plans for this community (#43-03159) are the same width and would pose the same side setback issue. The attached plotting shows less than the minimum 5' side corner setback.

To the South side of the lot where the waiver is being requested, there is a 10' landscape element, so no other residential homes will be impacted by this request.

If there are any questions, or if any further information is required, please do not hesitate to reach out to me.

Thank you,



Isaac Summers
Toll South LV LLC
Land Development Director

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400067 (DR-22-0338)-USA:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) a proposed public facility building (LVMPD Area Command Substation); and 2) finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone.

Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

161-02-401-001 ptn

DESIGN REVIEWS:

1. A proposed public facility building (LVMPD Area Command Substation).
2. Increase finished grade to 105 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 192% increase).

LAND USE PLAN:

SUNRISE MANOR - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Acreage: 44 (portion)
- Project Type: LVMPD Area Command Substation
- Number of Stories: 1
- Building Height: 30 feet, 6 inches
- Square Feet: 23,515 (LVMPD Area Command Substation)/360 (maintenance shed)/425 (generator enclosure)
- Parking Provided: 370

Site Plan

The approved site plan depicts a 44 acre parcel that was reclassified to P-F zoning via ZC-1404-00 which approved the existing Clark County Fire Station #31 on the northwest corner of APN 161-02-401-001.

The approved site plan depicts a proposed public facility building (LVMPD Area Command Substation) to be constructed 120 feet south of the existing fire station. The substation is set back

87 feet from Hollywood Boulevard to the west, 60 feet from the Hollywood Regional Park expansion to the east, and 419 feet to the southernmost portion of the substation's parking lot.

Parking is located along the north, west, and east sides of the substation with a large parking lot located to the south. Access to the site is located via 3 proposed commercial driveways along the west property line. One entry gate is located at the northernmost driveway and vehicles will head west towards the first set of parking spaces, and then the vehicles will head south toward the larger parking lot and exit toward the southern most driveway. Visitors to the substation will utilize the centrally located driveway only. The site also includes a proposed enclosed generator and a maintenance shed east of the substation.

The applicant is requesting a design review of the overall site and the proposed substation, and a design review for increase finished grade to a maximum of 105 inches where 36 inches is the maximum allowed per Title 30. The cross sections show the increase finished grade is primarily located south of the substation within the large parking lot. The plans show that the existing grade slope decreases by 8 feet below the existing pavement and sidewalk along Hollywood Boulevard.

Landscaping

The approved plan shows trees and shrubs along the west facing elevation of the substation with additional landscaping on portions of the north and south elevation of the building. The majority of the landscaping (trees, shrubs, and groundcover) will be planted along the west property line adjacent to Hollywood Boulevard. The approved plan also depicts a 40 foot wide Southern Nevada Water Authority (SNWA) easement, therefore, shrubs will be incorporated in the overall landscape design.

Elevations

The approved elevations show that the substation will include an overall height of 30 feet, 6 inches. Exterior materials will include stucco exterior walls, a standing seam metal roof, metal shade panels, metal doors, gates, and framing, and honed travertine stone.

Floor Plans

The approved plan shows a proposed substation with an overall area of 23,515 square feet. The substation includes a vestibule, main lobby area, restrooms, offices, locker rooms, breakroom, and other back of house areas utilized by LVMPD support staff and officers.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-22-0338:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the installation and use of 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;
- 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; and that off-site improvement permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0032-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time for an additional year for application DR-22-0338. The applicant states that as of August 2022 this project was placed a hold due to LVMPD needing additional police officers to staff this new substation. Also Bureau of Land Management required the existing lease to be updated to include additional project information and an update to the site acreage. According to the applicant, the lease agreement should be completed August 2024.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0338	Proposed public facility building (LVMPD Area Command Substation) and for finished grade	Approved by BCC	August 2022
DR-19-0746	Expansion of existing regional park (Hollywood) on a 40.8 acre portion of 207 acres	Approved by PC	November 2019
ZC-0147-01	Reclassified approximately 160 acres, including this site to P-F zoning for a park	Approved by BCC	March 2001
ZC-1404-00	Reclassified 40 acres of the site to P-F zoning for a fire station and future development	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PF	Hollywood Recreational Center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	PF	Expansion of Hollywood Park
West	Public Use	PF	Las Vegas High School

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the metropolitan police department project has approved permits from Public Works and Fire Prevention. Staff finds there is an approved drainage study (PW-22-14867), an approved traffic study (PW22-18816), and an active off-site improvement bond (PW-23-11059) with Public Works. The applicant also submitted plans to Fire Prevention which was listed as a condition in the Notice of Final Action for DR-22-0388. The civil underground application with Fire Prevention has an approved status (FP22-05560). Although this project has not commenced, staff can support this request because of the continuous progress of completing the necessary permits. Staff will recommend a 2-year extension to complete the building permits and to commence this project.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 7, 2026 to commence and to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LVMPD

CONTACT: CRAIG LUCAS, KGA ARCHITECTURE, 9075 WEST DIABLO DRIVE, SUITE 300, LAS VEGAS, NV 89148



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): A portion of 161-02-401-001

PROPERTY ADDRESS/ CROSS STREETS: S Hollywood Blvd. north of E Sahara Ave

DETAILED SUMMARY PROJECT DESCRIPTION

An approximately 24,000 SF police substation for the Las Vegas Metropolitan Police Department.

PROPERTY OWNER INFORMATION

NAME: USA
 ADDRESS: 4701 N Torrey Pines
 CITY: Las Vegas STATE: NV ZIP CODE: 89130
 TELEPHONE: 702-515-5000 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LVMPD-Adam Wittman
 ADDRESS: 500 S Grand Central Pkwy
 CITY: Las Vegas STATE: NV ZIP CODE: 89155 REF CONTACT ID # _____
 TELEPHONE: 702-828-3413 CELL: _____ EMAIL: A10218W@LVMPD.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: kgc c/o Craig Lucas
 ADDRESS: 9075 W. Diablo Dr., Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702-367-6900 CELL: _____ EMAIL: clucas@kgc design

*Correspondent will receive all communication on submitted application(s).

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

Shauna Bradley
 Property Owner (Signature)*
Shauna Bradley

Shaun Bradley- Acting Director of RPM
 Property Owner (Print)

5/15/24
 Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLY NUMBER: ET-24-400067

APPROVED BY: NAI
 DATE: 5/30/2024
 SIGNATURE: [Signature]

APPROVAL DATE: 8/7/2024

PROJECT NAME: Sunrise Manor DATE: 7/11/2024



May 21, 2024

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: LVMPD Sunrise Manor Area Command - DR-22-0338

To Whom It May Concern:

Please accept this document as the justification letter for the above referenced project. We are requesting an Extension of Time for DR-22-0338. The project is for an approximately 23,515 S.F. police substation building, 360 S.F. maintenance shed and 425 S.F. emergency generator enclosure located on Hollywood Blvd, north of Sahara Ave. The project site is an approximately 5.58 acre portion of Assessor's Parcel Number 161-02-401-001.

We are requesting an Extension of Time for one year. The project was initially put on hold for approximately 8 months in August of 2022 due to LVMPD needing additional police officers to staff this new substation in the numbers required. Additionally, BLM required the existing lease to be updated to include additional project information and an update to the site acreage.

Currently, the project is under review in the building department and the revised BLM lease agreement is anticipated to be completed in August 2024.

Please contact me at 702.367.6900 ext. 160, or via email at clucas@kga.design, with any questions.

Sincerely,

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

Craig Lucas
Associate, Senior Designer
Architect

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0274-GOLDEN BAR N LOUNGE, LLC:

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) detached sidewalks; 3) buffer and screening; 4) driveway geometrics; and 5) back-of-curb radius.

DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone.

Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-804-011; 140-20-804-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow access to a local street where not permitted per Section 30.04.06.
b. Allow a trash enclosure 5 feet from a residential district where a minimum of 50 feet is required (a 90% reduction).
2. a. Allow an attached sidewalk on Nellis Boulevard where a detached sidewalk is required per Section 30.04.08C.
b. Allow an attached sidewalk on Stanley Avenue where a detached sidewalk is required per Section 30.04.08C.
3. a. Reduce landscape buffer to 5 feet along the west property line where 15 feet is required per 30.04.02B (a 66.6% reduction).
b. Reduce landscape buffer to 10 feet where 15 feet is required per 30.04.02B (a 33.3% reduction).
c. Allow a single row of evergreen trees where a double row of evergreen trees is required per 30.04.02B.
4. a. Reduce driveway throat depth to 5 feet where 25 feet (Stanley Avenue) is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (an 80 % reduction).
b. Reduce driveway approach distance to 17 feet 8 inches where 150 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 64% reduction).
5. Allow a 15 foot back of curb radius where a 25 foot radius is required per Section 30.04.08C and Uniform Standard Drawing 225 (a 40% reduction).

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1695 N. Nellis Boulevard
- Site Acreage: 0.53
- Project Type: Retail (convenience store) with gas station
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/19 (canopy)
- Square Feet: 3,128
- Parking Required/Provided: 9/12
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a proposed convenience store with an attached restaurant suite and a gasoline station. The convenience store building is located on the southwestern portion of the site, approximately 10 feet from the south property line and 10 feet from the west property line, and the gasoline service pumps and canopy are located on the northern portion of the site, approximately 26 feet from the north property line, 24 feet from the east property line, and 33 feet from the west property line. The fuel tanks are located within approximately 15 feet of the west property line. The building and canopy structure are located at least 52 feet from the public streets to the north and 73 feet to the west. The site has access to Nellis Boulevard and Stanley Avenue. There are 12 parking spaces located on the east side of the convenience store and adjacent to Nellis Boulevard. The trash enclosure is located 5 feet from the west property line on the north side of the convenience store building. There is a bike rack with electrical charging station proposed on the north side of the building along with an EV capable space located on the north end of the parking area adjacent to Nellis Boulevard.

Landscaping

A proposed 10 foot wide landscape area with attached sidewalk is located along the north property line adjacent to the Stanley Avenue right-of-way and a 10 foot wide landscape area with an attached sidewalk is located along the east property line adjacent to Nellis Boulevard. There is an existing overhead power line along Nellis Boulevard and medium evergreen trees are provided under the easement. The landscape areas adjacent to the south and east property lines adjacent to existing residential uses are a minimum of 5 feet wide with a single row of large evergreen trees planted 10 feet apart. Landscaping is provided adjacent to parking lot areas. The landscape materials include trees, shrubs, and groundcover. Existing streetlights poles along Nellis Boulevard are to be relocated outside of the proposed sight visibility zone at the driveway entrance. The existing block walls along the west property line are to remain and be increased to an overall height of 8 feet. There is an existing 8 foot high decorative block wall along the south property line.

Elevations

The proposed convenience store building has a flat roof with parapet walls and a varied roofline ranging in height from 21 feet to 24 feet on the north, east, and south elevations. The west elevation has an overall height of 21 feet with a single elevation over the 86 foot length of the building. The building has a typical modern architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone veneer, and fenestration. The proposed gasoline canopy has an overall height of 19 feet and includes painted columns and stone veneer to match the retail convenience store building. Exterior colors include varying shades of grey and white to complement the color schemes of the adjacent residential properties. The west elevation of the building includes a decorative paint scheme. The roof plan indicates that the materials include cool-type roof coating with a 102 SRI rating and roof mounted solar panels over a minimum of 70% of the roof.

Floor Plans

The plans depict a 3,128 square foot convenience store with 4 pumps covered by a gasoline service canopy.

Applicant's Justification

The applicant indicates the convenience store is a compatible use allowed within the zoning district and will provide a needed service to the surrounding area. The site currently contains an existing tavern on the northern parcel which will be demolished, and the proposed development includes the removal of one of the existing driveways on Nellis Boulevard. The applicant also indicates that the existing sidewalk along Nellis Boulevard was constructed by the County due to flooding issues, and therefore, would like the sidewalk to remain. The applicant would like the proposed building facades as designed as the western elevation is not visible to the public nor the adjacent properties due to the existing wall which will be increased to 8 feet and the proposed landscaping. 7 points for sustainability are provided for landscaping materials and building materials or features. Alternative compliance for electric vehicles is requested to provide an EV charger and an EV charge for electric bicycles. The proposed charger will add to the communities goal to reduce climate changing emissions and accommodate a changing vehicle market.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0064-96	Reclassified the properties to C-2 zoning for an existing restaurant and tavern	Approved by BCC	February 1996
VC-103-72	Variance to construct and maintain a 320 square foot fascia above the existing roofline of an existing non-conforming structure (restaurant and bar)	Approved by BCC	November 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use & Compact Neighborhood (up to 18 du/ac)	CG	Retail center
South & West	Corridor Mixed-use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
West	Corridor Mixed-use	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the reduction for the fuel island canopy to the existing residential developments to the south and west is excessive. The intent of the required 200 feet of separation distance from a convenience store and gasoline station to a residential use is to ensure an appropriate buffer is established between the uses to reduce any negative impacts on the residential use. The reduced separation between the convenience store and gas station is a result of the site being over built.

Goal 3.1 of the Master Plan states the following: "Maintain air quality at a level that protects public health and improves visual clarity." Staff is concerned that reducing the distance between the gasoline station and the existing residential development may have the following impacts: 1) a reduction in air quality through the release of vapors during vehicle fueling; and 2) noise during the evening hours.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #3

The purpose of the residential adjacency standards is to promote compatible transitions between land use area and reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. The intent of the required 200 feet of separation distance for residential adjacency standards is to ensure an appropriate buffer is established between the proposed uses to reduce any negative impacts on the existing residential uses, in this case the properties to the south and west. The location of the trash enclosure, fuel tanks and canopy, reduction in landscaping buffer, and location of the proposed building all contribute to the potential for the proposed development to have negative impacts on the existing residential properties. Staff does not typically support access to residential local streets. Staff finds that the potential impact for the requested modifications to the residential adjacency and development standards are excessive and have the potential to have a negative impact on the existing residences and surrounding community. Therefore, staff cannot support the requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the redevelopment of the site has an opportunity to provide a high quality development and provide a needed service for the community. The proposed location of the buildings will create an undue hardship on the residences to the south and west. The applicant indicates that 7 sustainability points have been achieved through the site design, where a minimum of 7 points are required. The design features of the proposed building and fuel canopy provides some of the required design standards for the elevations that face the streets; however, as designed, the building being located within 10 feet of the west and south property lines does not provide 4 sided architecture as required by Code. In addition to the reasons stated, staff does not support the use permits and waivers of development standards requests for this project, and therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the waiver to not install detached sidewalks. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. The redevelopment of the site, staff finds that there is no justification to not provide detached sidewalks.

Waiver of Development Standards #4

Staff has no objection to the reduction of throat depth and approach distance for the commercial driveway on Stanley Avenue. The applicant placed the driveway as far west as the site will allow and vehicles will already be slowing down as they approach the stop sign at the intersection of Stanley Avenue and Nellis Boulevard.

Waiver of Development Standards #5

Staff has no objection to the reduction of the back-of-curb radius for the ingress side of the commercial driveway on Stanley Avenue, as vehicles will already be slowing down as they approach the stop sign at the intersection of Stanley Avenue and Nellis Boulevard. Staff finds that the reduction will not cause any additional hazards to vehicles trying to access the site.

Staff Recommendation

Approval of waivers of development standards #4 & #5; denial of the use permit, waivers of development standards #1 & #2, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works Development Review

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

Fire Prevention Bureau

- 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 #0277-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GOLDEN BAR N LOUNGE LLC
CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 SOUTH 4TH STREET, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-804-011, 012

PROPERTY ADDRESS/ CROSS STREETS: SWC Nellis and Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Demolish existing tavern, develop site in addition to parcel to the south as fueling station with retail. Design Review, Use Permits with waivers.

PROPERTY OWNER INFORMATION

NAME: Golden Bar N Lounge LLC

ADDRESS: 1735 N Nellis # E-D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Golden Bar N Lounge LLC

ADDRESS: 1735 N Nellis # E-D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Brown, Brown and Premrsirut

ADDRESS: 520 S. 4th Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 170880

TELEPHONE: (702) 598-1408

CELL _____

EMAIL: Lora@Brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

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

[Signature]
Property Owner (Signature)*

Amer Panou
Property Owner (Print)

5/7/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0274

ACCEPTED BY: LMN

PC MEETING DATE: _____

DATE: 6/4/2024

BCC MEETING DATE: 8/7/2024

FEES: \$

TAB/CAC LOCATION: SUNRISE MANOR DATE: 7/11/2024

APR-23-10/182

02/05/2024

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

May 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: Site Development Plan Review with Use Permit and Waiver for Gas Station at southwest corner of Stanley Avenue at Nellis Blvd 140-20-804-011, 012

Dear Sir/Madam:

Our client, Golden Market, owns two parcels that hold CG zoning at the intersection Stanley Avenue and Golden Market asks your consideration to repurpose the parcels as a fueling station with retail. This will involve demolishing the existing tavern and eliminating one of the two driveways on Nellis Boulevard. Currently a tavern operates on parcel '011 while the second parcel ('012) remains vacant. The C-2, now CG, zone allows a gas station as a conditional use. This proposal does not satisfy all conditions listed in 30.03.06 thereby requiring a waiver of residential adjacency as described below.

Design Review for a Gas Station and Convenience Store: The current conditions have one driveway on Stanley Avenue and two access points from Nellis Boulevard. The proposed design eliminates the driveway on Nellis Boulevard closest to the intersection. This was done to reduce internal points of conflict while retaining the driveway with the longest departure from the intersection. The remaining driveway is measured 167 feet from the intersection and will be reviewed by NDOT.

It should be noted the sidewalk location considers recent reconstruction of sidewalks completed by the county due to flooding issues. The current conditions provide a five-foot attached sidewalk at the back of curb. Title 30.04.01 D 7 allows existing sidewalks to remain conditioned on providing 10 feet of landscaping. The proposed perimeter landscaping also meets code of one tree and three shrubs every 30 feet.

The applicant proposes additional sidewalk space that overlaps the site visibility zone adjacent to the driveway. Current conditions show a block wall, light and power pole within the existing sidewalk. Any power pole located within a site visibility zone will be relocated following NDOT or NV Energy consultations. The additional sidewalk ensures ADA requirements are met and all pedestrians have more than five feet of maneuvering space. This redundant sidewalk overlaps with the site visibility zone which allows pedestrian movement without compromising landscaping. 30.04.08 G 2 exempts existing lighting from site visibility zone restrictions.

Design Review Articulation: 30.04.05 G mandates each elevation exceeding 50 feet has horizontal articulation. The proposed building footprint has only two sides that are visible to the street, or parking areas or off-site perspectives. The north and east sides of the building have fenestration, pop outs, wall treatments, and varying roofline. The west elevation exceeds 50 feet long and does not meet two of the requirements outlined in 30.04.05 G. This side of the building is not visible to the public nor adjacent properties as it is screened by an eight-foot wall and large evergreen trees spaced 10 feet apart. Note the existing parapets with varying heights are sufficient to screen mechanical equipment.

Sustainability: Seven Points are required for Non-residential properties. Design Review Alternative Compliance:

In addition to the EV Capable space, the following sustainability measures are presented in the proposed project (total 5.5 points):

- 1 point** – The landscaping shown on the plans are classified as low and very low water needs.
- 0.5 point** - Energy conservation solar gains – Intense landscaping is planted adjacent to the west and south sides of the building.
- 1 point** – Cool roof coating. SRI is 102 see building plans.
- 0.5 point** – Non-residential ventilation – floor to ceiling height is more than 11 feet.
- 0.5 point** – Low emissivity glass will be used for all windows.
- 2 points** - Alternative Energy – More than seventy percent of the combined surface area of the roof or canopy will have solar panels. The allocation will be determined following a shade study that considers the shade cast by trees at maturity.

Per 30.04.05 J.5 We request consideration for alternative compliance. In addition to the abovementioned conservation measures, the operator will wire the site to provide a turn-key electric vehicle charger i.e. EV Capable. Title 30.04.04 H.4.v. (a) states EVs improve air quality and reduce climate changing/greenhouse gas emissions. The map attached to this letter, demonstrates there are few charging options in the neighborhood. Considering EV chargers are required only with new design reviews exceeding 100 spaces, this area risks stalled development of EV infrastructure. The lack of charging options are factored into a motorist's decision to buy electric vehicles. Hence, to further Clark County's goal to accommodate a changing vehicle market (page 155) thereby reducing climate changing emissions that also pollute local air, a non-mandated EV space warrants credit towards the sustainability quota.

Special Use Permit – residential adjacency for gas station: Gas Stations are a Conditional Use within a CG district. The second condition requires fuel canopies to be located 200 feet from residential districts as stipulated by 30.04.06. Section B.3 stipulates commercial districts adjacent to RS districts are subject to adjacency code. Therefore, because this site shares a parcel line with a property zoned RS3.3, a separation waiver shall be filed. The canopy is 38 feet from said property line where 200 feet are required. There is one residential structure within 200 feet of the property line. Moreover, while three parcels adjacent to the site are zoned residential, the land use plan has designated all as C-M. The existing residences are intended to transition to more intense uses in the future and no longer necessitate protection.

Special Use Permit – Gas Station with Canopy less than 30 feet from the ROW of a Section Line Street –
The edge of the canopy is located 24'9" from Nellis Boulevard.

Waiver – Trash enclosure separation: Code mandates trash enclosures are placed minimum of 50 feet from a residential property line. This parcel shares two property lines with properties currently zoned residential. The narrowness of the site limits options to locations of trash receptacles. Rather than place the enclosure adjacent to the right-of-way, the preferred location is near a residential property line with an intense landscape buffer. I respectfully submit that the code is not intended to protect parcels expected to transition to more intense uses. Further, the protected parcel is undeveloped, therefore this placement will not disturb residents.

Waiver – Allow non-residential access to a residential local street: Stanley Avenue is a 60-foot street that does not directly access any residential properties. Code also considers a right-of-way of this width to be a “Local Street.” Because traffic accessing this gas station does not travel through a residential subdivision per the definition in 30.07.02, a waiver is appropriate.

Waiver – Allow 17’8” approach distance where 150 feet are required: RTC Guidelines require 150 feet between a driveway and major intersection. Site constraints cannot accommodate this as the northern property line adjacent to Stanley Avenue measures less than 100 feet. The driveway location shown on the plans is based on existing conditions as this design review is primarily to relocate a building footprint (tavern) to build a new retail building on a different corner of the property. Consistent with historical conditions, the driveway curb measures 17’8’ feet west of the Nellis Blvd and Stanley Avenue intersection. Clark County Uniform Standard Drawing 222.1, reads that the geometrics apply to new construction only and that exceptions based on site constraints noted above may be considered. Maintaining this driveway is preferable as eliminating it will result in unnecessary congestion on public streets as many motorists would otherwise complete turn-arounds on adjacent roads.

Waiver curb radius – to allow one 15-foot radius where 25 feet are required: Currently the Stanley Avenue property line is characterized by poorly defined access. The roadway frontage lacks curb and sidewalk. Redevelopment of the site requires retrofitting this entrance. The proposed entrance is designed with consideration to the site’s constraints. The most notable constraint is the narrowness of the site. At the widest point, the parcel is 100 feet where standard commercial parcels at intersections have 150-200 feet depth. In an effort to maximize approach distance while also maintaining a 25-foot radius at the intersection, a 15 -foot driveway radius is used. The function of the 25’ radius standard is to facilitate right turns for fast moving vehicles. Vehicles on this segment of Stanley Avenue are in the process of decelerating towards a mandatory right hand turn on Nellis Boulevard. As such, the smaller radius is sufficient to allow ingress without impacting traffic speeds on the adjacent street.

Waiver – to allow attached sidewalks on Stanley Avenue – Within the last five years a new curb, gutter and sidewalk have for the corner of the site has been constructed as a public works project. An attached sidewalk will better align with this design.

Waiver – throat depth to allow 10 feet on Stanley Avenue egress where 25 feet are required: A site with less than 50 parking spaces requires a minimum 25-foot throat. This design meets the requirements on the ingress portion of the drive access by Stanley Avenue while the egress measures 10 feet which is a rounded portion of the sidewalk and landscaping. This reduced egress is adjacent to the fuel tank canopy and a one-way drive aisle directing circulation to the egress point. This lends to a reduction of points of conflict as compared to a standard commercial access that intersects four-way traffic with two-way drive aisles. In this case, relocating the canopy further from the access point would not mitigate potential collisions.

Parking: A retail store this size requires nine parking spaces (3128 SF @ 1 space per 350 SF). The site has 10 spaces as well as one ADA space and one EV capable space that are exempt from the parking count. The convenience and retail store has one space, 11%, in excess of requirements and, therefore, does not require a waiver.

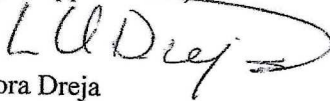
LAW OFFICE

Brown, Brown & Premsrirut

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Waiver Buffering: 30.04.02 B. iii requires 15 feet of buffering with two rows of trees adjacent to a residential district. Five and ten feet are sufficient in this matter as surrounding properties are transitioning to commercial designations and there are no homes adjacent to the property line. The tree choices are sufficient to buffer properties from light and noise of a one-story building and fueling area. The tree count and spacing is equal to an alternative scenario where a design planted two rows of trees. The Mulga tree was chosen by a registered landscape architect as this species will grow in this site's conditions.

With appreciation,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0287-VILLA FABIAN:

USE PERMIT for vehicle repair and maintenance.

DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay

Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-501-005; 140-17-501-006

USE PERMIT:

1. a. Allow a vehicle repair and maintenance facility in an APZ-1 overlay.
- b. Allow a vehicle repair and maintenance facility in an IP zone.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5041 E. Cheyenne Avenue
- Site Acreage: 2.38
- Project Type: Vehicle repair & maintenance
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 8,900
- Parking Required/Provided: 82/103
- Sustainability Required/Provided: 7/1

History, Site Plans, & Request

The overall site design was approved via ZC-19-0842. The original plans depict a vehicle repair facility consisting of Building A, a 2 story, 13,004 square foot vehicle repair and light manufacturing shop, located on the southern portion of APN 140-17-501-006. A condition of approval required design reviews as a public hearing for future buildings B & C. This request is to meet the condition of approval and request a design review for Building C. This application also includes a use permit for a vehicle repair and maintenance facility as the proposed use does not meet the condition requiring that a vehicle maintenance and repair facility and all activities,

including the parking of vehicles and equipment to be serviced, shall not be within 200 feet of any area subject to Residential Adjacency. Building C is 155 feet from the residential development to the south.

The current plans depict the design for Building C approximately 50 feet north of the southern property line of APN 140-17-501-005, with an 8,892 square foot outside storage area between the building and the property line. An 8 foot high CMU block wall is shown extending the length of the west, south and east property lines. The 8 foot high CMU wall also extends northward from the edge of Building A on the east property line to the edge of the property along Cheyenne Avenue. An 8 foot high wrought iron fence is located along the outer edge of the landscaping along Cheyenne Avenue which curves with the landscaping with the commercial driveway. Parking is located to the north of Building A (41 spaces), between Building A and future Building B (42 spaces), and north of future Building C (23 spaces). The property is accessed from Cheyenne Avenue from a commercial driveway. No changes are proposed to the previously approved site design.

Landscaping

The existing landscaping includes a 10 foot wide landscape strip, behind a 5 foot wide attached sidewalk along Cheyenne Avenue. A 5 foot wide landscape strip located along the east property line. In addition, a 5 foot wide landscape strip located between future Building B and Building C. There are landscape strips at the ends of the parking areas. No changes are proposed to the previously approved landscape design.

Elevations

The plans depict a 1 story building up to 25 feet in height. All roof mounted equipment is located behind parapet walls. Construction materials consist of split-faced CMU block with several contrasting bands to break-up the blank wall. In addition, there are canopies over the doors along the north building façade, facing Cheyenne Avenue. Roll-up doors for the vehicle repair are located on the north side of the building, facing Cheyenne Avenue.

Floor Plan

The floor plan shows an 8,900 square foot building. It consists of 6 separate tenant spaces ranging in size from 1,399 square feet to 1,483 square feet. Each tenant space is shown as an open floor area with a restroom.

Applicant's Justification

The applicant states the proposed building is compatible with the existing building on site. Site circulation and landscape area was approved and completed per a previous application ZC-19-0842. The proposed application is limited to a new ground up building in an empty pad on an already built out site and installed landscape, which is the main reason why the applicant is not able to obtain more sustainability points for site development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0842	Reclassified 1.6 acres from R-E to M-D zoning for a vehicle repair and maintenance complex	Approved by BCC	February 2020
UC-19-0604	Vehicle repair facility/reduced parking/landscaping waivers	Approved by PC	September 2019
ZC-0191-01	Reclassified the property to M-D zoning for an office/warehouse development	Approved by BCC	April 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	RS5.2	Manufactured home park
South	Business Employment	CG & IL	Office building & landscaping supply business
East	Business Employment	CG	Office building & convenience store
West	Public Use	PF	Nellis Meadows Park

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed use can operate in a manner that should not have a negative impact on the surrounding area. The request complies with the Master Plan and Sunrise Manor Goals and Policies SM-5.2 which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. In addition, the applicant indicates that the vehicle repair and maintenance will conduct business indoor with incidental outdoor storage. Therefore, staff can support the requested use permit.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed layout and design of Building C will be a positive addition to this area of Sunrise Manor and accomplish the development of an in-fill piece of property. The proposed use complies with Master Plan Policy 6.1.6 which encourages in-fill, redevelopment, and the adaptive reuse of vacant or underutilized buildings; 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW20-14622;
- Traffic study and compliance.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0278-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUIS FLORES PAZ

CONTACT: LUIS FLORES PAZ, 10438 SKY GATE STREET, LAS VEGAS, NV 89178

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-501-005 and 140-17-501-006

PROPERTY ADDRESS/ CROSS STREETS: 5041 E. Cheyenne Ave. Las Vegas NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

NEW (1) STORY CMU BUILDING 8,900 SF BUILDING FOOTPRINT FOR VEHICLE MAINTENANCE REPAIR USE

PROPERTY OWNER INFORMATION

NAME: Fabian Villa

ADDRESS: 5045 E. Charleston Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: _____ CELL (702) 591-7402 EMAIL: ironman@lvwii.com

APPLICANT INFORMATION (must match online record)

NAME: Luis Flores Paz

ADDRESS: 10438 Sky Gate Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

REF CONTACT ID # elarqui10

TELEPHONE: _____ CELL (702) 287-1744 EMAIL: luis@ljarchitectural.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Luis Flores Paz

ADDRESS: 10438 Sky Gate Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

REF CONTACT ID # elarqui10

TELEPHONE: _____ CELL (702) 287-1744 EMAIL: luis@ljarchitectural.com

*Correspondent will receive all communication on submitted application(s).

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

Fabian Villa

Property Owner (Signature)*

Fabian Villa

Property Owner (Print)

05/14/2024

Date

DETAILED USE TYPE (S)

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> LT | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # UC-24-0287

ACCEPTED BY JUD

PLANNING DATE _____

DATE 06/12/2024

PLANNING DATE 08/07/2024

FEE \$ 1500.00

TYPICAL LOCATION Sunrise Manor

DATE 07/11/2024

Fabian Villa

UC-24-0287

2959 Ringe Lane, Las Vegas, Nevada, 89156 • (702) 591-7402

June 6, 2024

RE: Design Review for a ground up 8,900 Sf. single story CMU building at 5041 E. Cheyenne Ave. Las Vegas NV 89115, Parcel#: 140-17-501-005 and 140-17-501-006

To Whom It May Concern:

My name is Fabian Villa, and I am the owner of the parcel numbers 140-17-501-005 & 140-17-501-006, I am respectfully requesting a Design Review, for a new 8,900 Sf. single story CMU building.

On February 05, 2020 a Design Review with waiver of development standards were approved (Ref: ZC/UC/WS/DR-19-0842) for a 10,894.23 Sf and a site development for futures buildings "B" and "C". This application is for Building "C".

The proposed Building "C" is the second phase of a vehicle repair facility of 2.4 acres, it will be located approximately 53 feet north of the southern property line with an outside storage between the building and the property line. Construction material consist of CMU block with contrasting random colors in addition there are roll up doors at the north and south elevations and awnings over the main doors at the north elevation.

The proposed building is compatible with the existing building on site and the surrounding areas, complies with the Comprehensive Master Plan Urban Specific Policy 100, which encourages compatibility with existing land use pattern and with the Comprehensive Master Plan Urban Specific Policy 101, which aims to ensure that industrial developments are complementary with the abutting uses through site planning and building design.

This request also complies with the Sunrise Manor Land Use Plan which states that non-residential uses, with low concentrations of people are appropriate in APZ-1 Airport Environs Districts

DESIGN REVIEWS AND USE PERMIT: UC to allow Vehicle repair / maintenance in APZ-1 AE-80 zone or Industrial Park (IP) (Conditional Use).

The following (2) components will be provided for horizontal articulation:

1. Variations in roof line of 2 feet has been provided on north, south, west and east façade.
2. Recognizable changes in surface colors will be provided using a random combination of CMU block colors matching the existing building "A".

The following sustainability points will be obtained:

Daylighting strategies (Skylights)=	1/2
<u>Nonresidential ventilation (more than 11 feet from floor to ceiling)=</u>	<u>1/2</u>
Total points	1

Site circulation and Landscape area is already approved and completed per previous application ZC/UC/WS/DR-19-0842. The proposed application is limited to a new ground up building in an empty pad on an already built out site and installed landscape, that is the main reason that we are not able to obtain more sustainability points for site development.

All vehicle maintenance and repair activities will occur within inside the 8,900 Sf. building. Parking analysis includes the required (1) parking space per service bay.

Outdoor storage of 8,892 Sf is screened from view for 8 feet high CMU fence wall previously approved. No outdoor storage and display shall be stacked or pile above the height of the existing 8 feet high CMU fence wall. Outdoor storage will be accessory to the indoor primary use.

Thank you for your kind consideration of my request.

Fabian Villa

Fabian Villa
5045 E. Cheyenne Ave.
Las Vegas, NV, 89115
(702) 591-7402