



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 11, 2022

6:30pm

AGENDA

Note:

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

Board/Council Members: Alexandria Malone, Chairperson
 Paul Thomas, Vice-Chair
 Earl Barbeau, Member
 Max Carter II Member
 Harry Williams-Member

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

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

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

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

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

- III. Approval of Minutes for July 14, 2022. (For possible action)
- IV. Approval of the Agenda for August 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

8/16/22 PC

- 1. **UC-22-0365-1995 NELLIS LLC:**
USE PERMIT for a pawn shop within an existing retail complex on a portion of 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/jad/jo (For possible action) **08/16/22 PC**
- 2. **UC-22-0373-BCPF NORTHPOINT VEGAS, LLC:**
USE PERMITS for the following: **1)** commercial vehicle repair; **2)** vehicle repair in the APZ-2 Overlay District; and **3)** manufacturing in conjunction with an existing warehouse/office building on a portion of 19.6 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the east side of Lincoln Road, approximately 300 feet south of Cheyenne Avenue within Sunrise Manor. WM/jad/tk (For possible action) **08/16/22 PC**

09/06/22 PC

- 3. **ET-22-400079 (UC-20-0123)-MERSHO GRJT, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation for a proposed convenience store to a residential use; and **4)** reduce separation for a proposed gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce street landscaping along attached sidewalks; **3)** reduce building height setbacks; **4)** reduce approach distance; and **5)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station; and **2)** restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/hw/tk (For possible action) **09/06/22 PC**
- 4. **UC-22-0386-OJEDA ALFONSO IBARRA:**
USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action) **09/06/22 PC**
- 5. **UC-22-0399-NEW STRATEGIES LLC:**
USE PERMIT for a hookah lounge in conjunction with an existing restaurant and tavern on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 200 feet north of Oakey Boulevard within Sunrise Manor. TS/al/syp (For possible action) **09/06/22 PC**

6. **VS-22-0389-VISIONARY 2 LLC ET AL & CASTELLO LLC:**
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). WM/lm/syp (For possible action) **09/06/22 PC**
7. **WS-22-0409-A & J RENTALS LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-decorative 7 foot high fence in the front yard; and **2)** increase fence height within the side and rear yard in conjunction with a single family residence on 1.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/bb/syp (For possible action) **09/06/22 PC**

09/07/22 BCC

8. **WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** reduce landscaping.
DESIGN REVIEWS for the following: **1)** a proposed distribution center; and **2)** finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/jo (For possible action)**09/07/22 BCC**

- VII. General Business: Receive a presentation on the campaign for improved management and protection of the Rainbow Gardens Area of Critical Environmental Concern and the Great Unconformity trail in East Las Vegas as a new National Monument (for discussion only).
- 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: September 1, 2022.
- X. Adjournment.

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



Sunrise Manor Town Advisory Board

July 14, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Max Carter- EXCUSED Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Harry Williams- PRESENT Planning- Steve Demerritt
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 June 30, 2022 Minutes

Moved by: Mr. Williams
Action: Approved
Vote: 3-0

IV. Approval of Agenda for July 14, 2022

Moved by: Mr. Williams
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

07/19/22 PC

1. **UC-22-0325-CHURCH BAPTIST NEW PARADISE:**
USE PERMITS for the following: 1) place of worship; 2) increase height; 3) reduce setbacks; and 4) reduce building separation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback; 2) permit access to a local street; 3) reduced parking; 4) landscaping and screening; and 5) alternative driveway geometrics.
DESIGN REVIEW for a place of worship on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Judson Avenue and Walnut Road within Sunrise Manor. WM/al/ja (For possible action) 07/19/22 pc
Moved by: Mr. Barbeau
Action: Approved per new staff recommendations
Vote: 3-0/Unanimous

07/20/22 BCC

2. **ET-22-400082 (ZC-19-0838)-CFT NV DEVELOPMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to permit access to local streets on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/syp (For possible action) 07/20/22 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

08/03/22 BCC

3. **DR-22-0338-USA:**
DESIGN REVIEWS 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 northeast corner of Sahara Avenue and Hollywood Boulevard within Sunrise Manor. TS/jor/tk (For possible action) 08/03/22 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
4. **ET-22-400077 (UC-18-0276)-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening and buffering along Walnut Road; and 2) allow access to a collector street that is master planned for single family residential uses.
DESIGN REVIEW for Phase 1 of a 3 phase place of worship development on 3.3 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Owens Avenue and the east side of Walnut Road within Sunrise Manor. WM/hw/syp (For possible action) 08/03/22 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
5. **UC-22-0345-DPIF3 NV 14 HOLLYWOOD BLVD, LLC:**
USE PERMIT to allow a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalk; and 2) alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: 1) distribution center; 2) finished grade; and 3) alternative parking lot landscaping on 18.0 acres in an M-2 (Industrial) (AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the north side of Tropical Parkway within Sunrise Manor. MK/bb/syp (For possible action) 08/03/22 BCC
Moved by: Mr. Williams
Action: Approved per revised plans: withdrawal of Waiver 2D
Vote: 3-0/Unanimous

6. **ZC-22-0330-ZEP INVESTMENT GROUP, INC.:**
ZONE CHANGE to reclassify 1.4 acres from an R-2 (Medium Density Residential) Zone to an M-D (Designed Manufacturing) (AE-70) Zone for future industrial development. Generally located on the west side of Lincoln Road and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/nr/jo (For possible action)08/03/22 BCC
Moved by: Ms. Malone
Action: Denied
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 28, 2022

X. Adjournment
The meeting was adjourned at 7:39pm

DRAFT

08/16/22 PC AGENDA SHEET

PAWN SHOP
(TITLE 30)

LAKE MEAD BLVD/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0365-1995 NELLIS LLC:

USE PERMIT for a pawn shop within an existing retail complex on a portion of 0.7 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Lake Mead Boulevard and west of Nellis Boulevard within Sunrise Manor. TS/jad/jo (For possible action)

RELATED INFORMATION:

APN:
140-20-701-012 ptn

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 1995 Nellis Blvd
- Site Acreage: 0.7 (portion)
- Project Type: Pawn shop
- Number of Stories: 1
- Building Height (feet): 18
- Square feet: 2,295
- Parking Required/Provided: 33/36

Site Plan

The proposed pawn shop is located within an existing retail complex on the immediate southwest corner of Nellis Boulevard and Lake Mead Boulevard. The retail complex is located along the west property line and parking is located east. Access to the site is from both Nellis Boulevard and Lake Mead Boulevard. A shopping center is located behind the site; however, there is no cross-access between the shopping center and the subject site.

Landscaping

Landscaping is located along the street frontage and within the parking lot. Landscaping is not proposed nor required for this request.

Elevations

The 18 foot high, concrete block building is painted desert tones, with standard storefront windows and door. There is a flat roof behind a pitched standing seam metal roof.

Floor Plans

The proposed tenant space is 2,295 square feet and consists of a business area and merchandise holding area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is located on 1 of the 4 corners of the intersection of two, 100 foot wide streets. The use meets the required separation between a pawn shop and the Gaming Enterprise District and is surrounded by commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0207-15	Automated teller machine	Approved by ZA	April 2015
UC-0033-03	Check cashing facility	Approved by PC	February 2003
VC-1808-99	Check cashing facility - expired	Approved by PC	January 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Corridor Mixed-Use	C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any adverse impacts from the pawn shop and finds that the use is a retail use and therefore compatible with the C-2 zoning district and existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; 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:

Current Planning.

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

Public Works - Development Review

- 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: CAMCO, INC

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

08/16/22 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

LAMB BLVD/CHEYENNE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0373-BCPF NORTHPOINT VEGAS, LLC:

USE PERMITS for the following: 1) commercial vehicle repair; 2) vehicle repair in the APZ-2 Overlay District; and 3) manufacturing in conjunction with an existing warehouse/office building on a portion of 19.6 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the east side of Lincoln Road, approximately 300 feet south of Cheyenne Avenue within Sunrise Manor. WM/jad/tk (For possible action)

RELATED INFORMATION:

APN:
140-18-502-008 ptn

USE PERMITS:

1. Commercial vehicle repair in conjunction with a permitted indoor use (truck parts distribution) in the M-D Zone per Table 30.44-1.
2. Vehicle repair in the APZ-2 Overlay District per Table-30.48-AE.
3. Miscellaneous manufacturing (distribution and testing) in the APZ-2 Overlay District per Table 30.48-AE.

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3101 Lamb Blvd
- Site Acreage: 19.6 (portion)
- Project Type: Manufacturing and commercial vehicle maintenance/repair
- Number of Stories: 1
- Building Height (feet); 34
- Square Feet: 267,548
- Parking Required/Provided: 53/62

Site Plans

The plans show an existing distribution center centrally located on the site. Parking is located on the east and west sides of the lot, along Lamb Boulevard and Lincoln Road. Loading areas are located on the north and south sides of the building, and outside storage is located on the south side of the building. Access to the site is from Lamb Boulevard and Lincoln Road. No changes to the site are proposed.

Landscaping

Existing landscaping is located along the street frontage and adjacent to the east and west sides of the building. No changes are proposed or required for this request.

Elevations

The existing building is approximately 34 feet high, with a flat roof behind parapet walls and painted in desert tones. Roll-up doors are located on the north and south sides of the building.

Floor Plans

The 267,548 square foot tenant space is located on the west side of the building in the M-D zoned portion of the site, with a portion extending into the M-1 zoned portion of the site on the east side of the building. The tenant space includes office and conference spaces, 2 repair bays, and the remainder of the space is used for warehousing.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates assembled trucks are shipped to their location and they perform validation, calibration, and vehicle testing. Typically the trucks are serviced, and at times minor repair is done on-site. Parts distribution is commonplace for the area, as there is a 4 wheel drive shop in the building, and several similar businesses are located in the area, especially with easy access to I-15.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0987-06	Hazardous materials (flammable liquids)	Approved by PC	August 2006
DR-0042-05	Distribution center	Approved by PC	February 2005
ZC-2033-95 (ET-0045-00)	Second extension of time for an office/warehouse complex (time limit removed)	Approved by BCC	March 2000
ZC-2033-95 (ET-0028-98)	First extension of time for an office/warehouse complex	Approved by BCC	March 1998
ZC-2033-95	Reclassified 20 acres from R-E (AE-75 & AE-80) (APZ-2) to M-D and M-1 (AE-75 & AE-80) zoning for an office/warehouse complex	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Business Employment	R-E & M-D	Electrical Substation & Undeveloped
South	Business Employment	M-1 & M-D	Warehouse
East	Business Employment	M-1	Warehouse
West	Business Employment	M-D	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1

Commercial vehicle repair is a special use in order to evaluate any impacts the use may have to the surrounding area. In this case, the uses are surrounded by industrial uses in the M-1 and M-D zoning districts. This use is unique in that assembled trucks are shipped to the site rather than customers from the general public having their trucks serviced on site. Based on this unique proposal, staff finds there will not be any negative impacts to the surrounding neighborhood and can therefore support this request.

Use Permits #2 and #3

Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents and arriving aircraft. Special use permits are required in the APZ-1 and APZ-2 Overlay Districts to evaluate any impacts or interference the proposed uses may have on the operations of Nellis Air Force Base (NAFB). According to Title 30, vehicle repair and distribution may be appropriate in the APZ-2 Overlay District based on various factors, including labor intensity, height of the structures, structural coverage, explosive characteristics, air pollution, size of establishments, density of people, and peak period concentrations (including customers/visitors). The proposed use does not generate many customers, does not include explosive material, is not altering the size or height of the existing building, and should not have a negative impact on NAFB operations; 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:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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: NAVISTAR, INC

CONTACT: NAVISTAR, INC, 3101 N. LAMB, STE. 100, LAS VEGAS, NV 89115

CONVENIENCE STORE
(TITLE 30)

SAHARA AVE/SANDHILL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400079 (UC-20-0123)-MERSHO GRJT, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation for a proposed convenience store to a residential use; and 4) reduce separation for a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce street landscaping along attached sidewalks; 3) reduce building height setbacks; 4) reduce approach distance; and 5) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station; and 2) restaurant with drive-thru on 1.5 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Sahara Avenue and the west side of Sandhill Road within Sunrise Manor. TS/hw/tk (For possible action)

RELATED INFORMATION:

APN:

161-06-401-008

USE PERMITS:

1. Convenience store.
2. Gasoline station.
3. Reduce the separation from a convenience store to a residential use to 10 feet where 200 feet is required per Table 30.44-1 (a 95% decrease).
4. Reduce the separation from a gasoline station to a residential use to 41 feet where 200 feet is required per Table 30.44-1 (a 79.5% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Allow a 10 foot wide landscape strip adjacent to an existing attached sidewalk along Sahara Avenue and Sandhill Road where 15 feet is required per Section 30.64.030.
3.
 - a. Reduce building height/setback for a restaurant to 22 feet 10 inches where 63 feet is required per Figure 30.56.10 (a 64.9% reduction).
 - b. Reduce building height/setback for a convenience store to 10 feet where 69 feet is required per Figure 30.56.10 (an 85.5% reduction).
 - c. Reduce building height/setback for a gasoline station to 41 feet where 48 feet is required per Figure 30.56.10 (a 14.6% reduction).
4. Reduce approach distance from a driveway on Sandhill Road to 73 feet 6 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 50.9% reduction).

5.
 - a. Reduce throat depth on Sahara Avenue to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).
 - b. Reduce throat depth on Sandhill Road to 9 feet 5 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).
 - c. Reduce ingress driveway radius to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - d. Reduce the driveway width on Sandhill Road to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11.1% reduction).

DESIGN REVIEWS:

1. Convenience store with gasoline station.
2. Restaurant with drive-thru.

LAND USE PLAN:

SUNRISE MANOR – NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Convenience store with gasoline station & restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 25 (convenience store)/18 (gas canopy)/23 (restaurant)
- Square Feet: 3,000 (convenience store)/3,093 (gas canopy)/3,250 (restaurant)
- Parking Required/Provided: 45/46

Site Plan

The previously approved site plan depicted a rectangular 1.5 acre parcel with a proposed convenience store with a gasoline station and a restaurant with a drive-thru. An existing 6 foot high block wall extends west along the northern property line and south along the western property line. The 3,000 square foot triangular shaped convenience store was shown located on the eastern side of the parcel, 10 feet from the north property line. A 5 foot wide walkway surrounded the convenience store. The proposed 3,093 square foot gas canopy was located approximately 52 feet to the southeast of the convenience store and 41 feet from a residential use to the north, with a 24 foot wide drive aisle in between the canopy and the parking directly in front of the convenience store. Additional parking spaces were located on the southeast side of the gas canopy and along the western side of the convenience store. The 3,250 square foot restaurant was shown located on the western side of the property with the drive-thru and queuing lanes starting on the north side of the building and extending down and around the western side of the building. The talk box was located on the north side of the restaurant. Parking for the restaurant was located on the eastern side of the building. A shared parking area was located in between the convenience store and the restaurant with 2 way drive aisles on each side. Two commercial driveways were proposed: a 32 foot wide driveway from Sandhill Road and a 39 foot driveway from Sahara Avenue on the west side of the bus turnout lane.

Landscaping

The previous plans showed a landscape buffer of 9 feet 11 inches wide on the north side and 9 feet 8 inches on the west side per Figure 30.64-11. A 10 foot wide landscape strip extended along Sahara Avenue on the north side of the attached 5 foot wide sidewalk, until the commercial driveway/bus turnout where the strip narrowed to 5 foot wide. At the corner of Sahara Avenue and Sandhill Road the landscape area widened to 33 feet 5 inches and then narrowed to 10 feet north of the intersection along Sandhill Road. The interior landscaping on the site included 7 landscape islands where 10 were required ranging in width from 7 feet 4 inches to 12 feet 1 inch wide. A 4 foot 5 inch wide planting strip was located of the west side of the convenience store.

Elevations

The elevation plans that were previously approved depicted a 25 foot 2 inch high convenience store building at the top of the parapet walls with stucco and tile exterior and an aluminum storefront system at the entrance. The roofline was broken up by 2 parapets on opposite sides of the structure. The proposed restaurant was 22 feet 7 inches at the top of the parapets, with stucco exterior and tile accents at the front entrance and the southern corner. An aluminum store front system was shown at the entrance of the building. The proposed gas canopy was proposed to be 17 feet 6 inches high with colors to match the convenience store.

Floor Plans

The previously approved floor plans showed an open floor plan for the convenience store with 1 restroom and entrances in the front and the rear of the building. The restaurant was shown as an open floor plan with the main entrance on the east side of the building and the drive-thru window on the west side of the building.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0123:

Current Planning

- Wrought iron fence not to exceed 9 feet;
- Site lighting to be shielded;
- Design review as a public hearing for any significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

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

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 #0090-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that due to the timing of their previous approval, and the effects of the COVID-19 pandemic on the construction industry, they were unable to commence the project. They state many of the contractors and suppliers were not accepting new clients and thus were having to wait to begin the construction process. The applicant is asking for a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0123	Convenience store, gasoline station, and restaurant with drive-thru	Approved by PC	June 2020
ZC-0612-95 (ET-0363-98)	First extension of time to reclassify from R-1a to C-1 zoning for a shopping center	Approved by BCC	November 1998
UC-1371-95	Off-premises sign	Approved by BCC	November 1995
ZC-0612-95	Reclassified from R-1a to C-1 zoning for a shopping center	Approved by BCC	June 1995
ZC-0521-94	Reclassified from R-1a to C-2 zoning for a convenience store, gasoline station, and restaurant with bar	Withdrawn	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Manufactured home park
South	Corridor Mixed-Use	C-2	Vehicle & watercraft storage facility
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	US-95/I-515

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Records show that no technical studies or permits have been submitted to the County for review, however given that this is the applicant's first extension of time, staff can support the applicant's request. Staff will note that sufficient evidence of progress toward commencement and completion will be needed for support of any future extensions of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until June 16, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MERSHO GRJT INVESTMENTS LLC

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE
PARKWAY, SUITE 230, HENDERSON, NV 89052

DRAFT

09/06/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

SUNKISS DR/SUNVUE CIR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0386-OJEDA ALFONSO IBARRA:

USE PERMIT to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:
140-27-110-035

USE PERMIT:
Allow a proposed detached garage (1,200 square feet) to exceed one half the building footprint of the principal structure (1,586 square feet) where 793 square feet is the maximum allowed (a 51% increase).

LAND USE PLAN:
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 1462 Sunvue Circle
- Site Acreage: 0.3
- Project Type: Detached garage
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 1,200 (detached garage)/1,586 (residence)

Site Plan
The site plan depicts an existing single family residence on 0.3 acres located on the center portion of the parcel with a primary driveway accessed from the west property line. The applicant is proposing to construct a new detached garage that will be located in the rear portion of the parcel. It is set back 5 feet from the rear (east) property line, 15 feet from the interior side

(north) property line, and 16 feet from the main residence. A second existing driveway with a rolling gate is accessed from the southern property line.

Landscaping

Landscaping is not required or part of this application.

Elevations

The plans depict a 1 story, 13 foot high detached garage with 2 roll-up doors, stucco finish, with a flat roofline. The applicant has stated that the detached garage will match the existing residence in color and exterior finishing. The roll-up doors are located on the southern elevation.

Floor Plans

The plans depict a 1,200 square foot open floor plan and a bathroom, measuring 40 feet by 30 feet. The existing residence is 1,586 square feet.

Applicant's Justification

The applicant states the proposed detached garage will be used mainly for storage of vehicles and other items, and will keep them out of view.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds the detached garage meets all other Code requirements, including setbacks and architectural details. The maximum height is 13 feet, which is less than the maximum of 14 feet allowed per Code. The location of the detached garage as shown on the site plan is screened from the right-of-way of Sunvue Circle and is partially screened from Sunkiss Drive. The applicant provided letters from neighbors to the north, south, and east who support the proposal. Another neighbor is adjacent to the northeast corner of the site. The garage is set back 15 feet from the north property line, and only a portion of the garage is immediately west of the neighbor to the northeast. In addition, the roll-up doors are located on the southern elevation; therefore, any noise associated with the garage with open doors will be oriented away from the

neighbor. However, landscaping could prevent any negative impacts to the adjacent property. With support from the neighbors, and landscaping provided in the northeast corner of the site, the proposed detached garage will not result in a substantial or undue adverse effect on adjacent properties or negatively impact the character of the neighborhood. 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:

Current Planning

- Plant 1 large 15 gallon (minimum) tree in the northeast corner of the site.
- Applicant is advised that this approval is for storage of vehicles within the garage and not for Automobile Hobby Repair and Restoration per Table 30.44-1; 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

- Applicant is advised that off-site improvement permits are required for the driveway on Sunkiss Drive; and that the gate shall not be in the right-of-way.

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: LARRY J SANCHEZ

CONTACT: LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING BROOK ST., LAS VEGAS, NV 89131



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

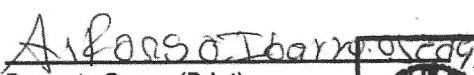
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0386</u> DATE FILED: <u>6/28/22</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>SUNRISC Manor</u> TAB/CAC DATE: <u>8/11/22</u> PC MEETING DATE: <u>9/6/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>ALFONSO IBARRA OJEDA</u> ADDRESS: <u>1462 SUNVUE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-561-5752</u> CELL: <u>702-561-5752</u> E-MAIL: <u>EJYA2012@GMAIL.COM</u>
	APPLICANT NAME: <u>ALFONSO IBARRA OJEDA</u> ADDRESS: <u>1462 SUNVUE CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-561-5752</u> CELL: <u>702-561-5752</u> E-MAIL: <u>EJYA2012@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LARRY J. SANCHEZ</u> ADDRESS: <u>7844 SWANNA BROOK ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-346-7927</u> CELL: <u>702-346-7927</u> E-MAIL: <u>LARRY.SANCHEZ@SCECONSULTANTS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-27-110-035
 PROPERTY ADDRESS and/or CROSS STREETS: 1462 SUNVUE CIRCLE SUNKISS DR + SUNVUE CIR
 PROJECT DESCRIPTION: 1200 SF DETACHED GARAGE

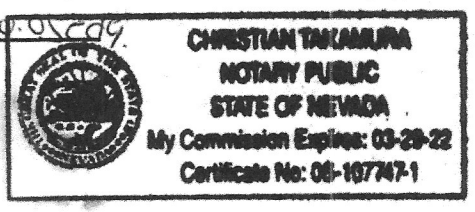
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7-26-2021 (DATE)
 By Alfonso Ibarra Ojeda
 NOTARY PUBLIC: _____



 Property Owner (Print)



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

1/2 FOOTPRINT

May 4, 2022

Clark County
Department of Building & Fire Protection
4701 W Russell Road
Las Vegas, NV 89118
Attention: **Comprehensive Planning**
Subject: **Justification Letter**
PAC #: **21-101579**
Property Owner: **Alfonso Ibarra Odeja**

UC-22-0386

Comprehensive Planning:

Originally, the Sundae Drive property line does not have a curb-cut for a new driveway entrance. I would like to propose new 1200 SF detached garage in my backyard for new driveway entrance where this exceeds 1/2 footprint of principal structure.

Currently, the new detached garage will exceed 50% maximum allowable accessory structure ordinance. I have decided to use detached garage as structure to park my vehicles.

New structure will have the following:

Building separation distance = 16'

Side setback = 15'

Rear setback = 5'

RD Zoning

1200 SF detached accessory structure

Primary House Area: 1586 SF

Detached Accessory structure allowed = 793 SF

Proposed structure to be architectural compatible ((N) Flat roof vs (E) pitched roof

I have 4 neighbor support letters for this new structure

I am asking Clark County for approval for proposed detached structure

Please do not hesitate to call homeowner at (702) 561-5752

Sincerely,

Alfonso Ibarra Odeja

09/06/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

OAKEY BLVD/FREMONT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0399-NEW STRATEGIES LLC:

USE PERMIT for a hookah lounge in conjunction with an existing restaurant and tavern on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Fremont Street, 200 feet north of Oakey Boulevard within Sunrise Manor. TS/al/syp (For possible action)

RELATED INFORMATION:

APN:
162-01-601-037

LAND USE PLAN:
SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 3015 Fremont Street
- Site Acreage: 2
- Project Type: Hookah lounge in conjunction with an existing restaurant/tavern
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 6,930
- Parking Required/Provided: 70/70

Site Plans

The request is to add a hookah lounge to an existing restaurant and tavern. The plans depict an existing building located on the southwestern portion of the site. Records indicate the building was constructed in 1962. Parking is located to the north and east of the building. Access to the site is provided by 2 existing driveways from Fremont Street. No changes are being proposed to the exterior of the building with this request.

Landscaping

No changes are proposed or required to the landscaping areas with this request. Landscape areas along Fremont street consist of trees and shrubs and there are landscape planters within the parking lot consisting of trees.

Elevations

The majority of the building is 1 story with the western portion of the building being 2 stories. The building is between 18 feet to 22 feet in height. The building has a flat roof behind parapet walls. The exterior of the building has a stucco finish painted in earth tone colors.

Floor Plans

The building has an area of 6,930 square feet of which 699 square feet is the second floor. The plans show the second floor will consist of a seating area with tables and booths and a private office. The first floor will consist of a bar area, kitchen, storage areas, restrooms, and customer seating areas. The floor plan also depicts a dance area and stage in the customer seating area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to have a hookah lounge within the tavern and restaurant for customers. The applicant believes the hookah lounge is consistent and compatible with the existing tavern and restaurant, and that it will also be consistent and compatible with other uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0740-14	Reclassified the site from H-1 and H-2 to H-1 zoning for a tavern and banquet facility	Approved by BCC	October 2014

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	C-2	Vehicle sales facility
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Manufactured home park
West	City of Las Vegas & Corridor Mixed-Use	C-2 (City) & C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The request is to allow a hookah lounge in conjunction with an existing restaurant and tavern. There will be no expansion of the existing building to allow the hookah lounge, it will be within the existing building footprint. The existing building is approximately 275 feet from the closest residential use, which is a manufactured home park to the northeast. The proposed hookah lounge should not result in a substantial or undue adverse effect on the adjacent properties; therefore, staff supports the use permit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- 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: ENRIQUE ARTURO ORDONEZ
CONTACT: ENRIQUE ORDONEZ, LV PACIFICO LLC, 5736 INDIAN SPRINGS, NORTH
LAS VEGAS, NV 89031

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC) <u>675⁰⁰</u></p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-22-0399</u> DATE FILED: <u>7-11-2022</u></p> <p>PLANNER ASSIGNED: <u>Bl</u></p> <p>TAB/CAC: <u>Surrisa Moya</u> TAB/CAC DATE: <u>8-11-22</u></p> <p>PC MEETING DATE: <u>9-6-22</u></p> <p>BCC MEETING DATE: <u>-</u></p> <p>FEE: <u>\$675⁰⁰</u></p>
	PROPERTY OWNER	<p>NAME: <u>New Strategies LLC</u></p> <p>ADDRESS: <u>4660 S Eastern Ave STE 105</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: _____ CELL: <u>702-286-2448</u></p> <p>E-MAIL: <u>Angelsellvire@yahoo.com</u></p>
	APPLICANT	<p>NAME: <u>Enrique A. Ordonez</u></p> <p>ADDRESS: <u>5736 Indian Springs St</u></p> <p>CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u></p> <p>TELEPHONE: _____ CELL: <u>702-635-4199</u></p> <p>E-MAIL: <u>eordonez10eo@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: _____</p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 162-01-601-037

PROPERTY ADDRESS and/or CROSS STREETS: 3015 Fremont St Las Vegas NV 89104

PROJECT DESCRIPTION: Monarca Club Restaurant and Hookah Lounge

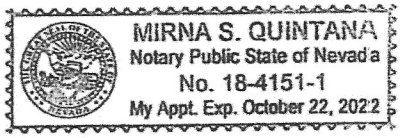
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Jose R. Ortiz Jose R. Ortiz
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 22, 2022 (DATE)
 By Jose R. Ortiz

NOTARY PUBLIC: [Signature]



***NOTE:** Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-22-100377

UC-22-0399

Justification Letter

Monarca Club and Restaurant is located on 3015 Fremont St. This establishment will be a restaurant during the day and a night club at late evening hours. During restaurant hours it will be serving food and beverages to all customers, as well as serve alcoholic beverages to customers over the age of 21. It will be all ages during restaurant hours which will be 10am to 9pm. The Night Club will only allow ages to be 21 and over and will operate after 10pm. Monarca Club and restaurant will have live music, food and beverages as well as alcoholic beverages. Monarca Club will also provide hookah service for our customers. Monarca Club will have security on premises during Club operation hours. It will be one in house security employee for every 25 patrons. Monarca Club has a private parking lot that holds 85 parking spots.

RIGHT-OF-WAY
(TITLE 30)

LAMB BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0389-VISIONARY 2 LLC ET AL & CASTELLO LLC:

VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard between Cartier Avenue and Alto Avenue within Sunrise Manor (description on file). WM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-701-021

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The site plan depicts the vacation and abandonment of a 5 foot wide portion of Lamb Boulevard located between Cartier Avenue and Alto Avenue. The area to be vacated is located along the east property line and was originally granted by grant of right-of-way for the full width development of Lamb Boulevard arterial alignment. The applicant indicates the area is not needed for additional road or utility purposes and the vacation will allow for a 5 foot wide detached sidewalk that was approved per ZC-21-0532 along Lamb Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0532	Reclassified 4.4 acres to M-D (AE-70) zoning for an office/warehouse building	Approved by BCC	November 2021

Surrounding Land Use

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

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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY MONKARSH

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVE, STE 1, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0389</u> DATE FILED: <u>7/11/2022</u>
		PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>8/11/2022</u> PC MEETING DATE: <u>9/16/2022</u> BCC MEETING DATE: _____ FEE: <u>\$ 875</u>

PROPERTY OWNER	NAME: <u>Visionary 2, llc. etal & Castello llc + Castello Lamb, LLC</u>
	ADDRESS: <u>7115 Bermuda Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-262-6032</u> CELL: <u>702-460-7955</u>
	E-MAIL: <u>Larry@lmconstructionco.com</u>


APPLICANT	NAME: <u>Visionary 2, llc</u>
	ADDRESS: <u>7115 Bermuda Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-262-6032</u> CELL: <u>702-460-7955</u>
	E-MAIL: <u>Larry@lmconstructionco.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Per4mance Engineering llc c/o Ray Fredericksen</u>
	ADDRESS: <u>4525 W. Hacienda Ave., Ste 1</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u>
	E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-18-701-021

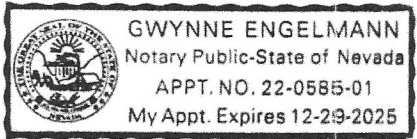
PROPERTY ADDRESS and/or CROSS STREETS: NWC - Lamb Blvd. & Cartier Ave.

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.


Property Owner (Signature)*

Larry Monkarsch
Property Owner (Print)

STATE OF NEVADA Clark
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON 3-29-2022 (DATE)
 By Larry Monkarsch
 NOTARY PUBLIC: Gwynne Engelmann



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



June 30, 2022

PLANNER
COPY

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

**Re: Lamb & Cartier - Vacation of Right-of-Way
(APN(s): 140-18-701-021)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Visionary 2, LLC, Castello, Ilc., and Castello Lamb, Ilc., respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate 5-th of the public right of way along the east side of subject property.

The 5-ft of public right of way will be vacated in support of the 5-ft detached sidewalk that is proposed along Lamb Blvd. Once the vacation is complete the public right-of-way will be 45-ft from centerline of Lamb to back of sidewalk Please refer to the enclosed exhibits.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in black ink, appearing to read "Ray Fredericksen".

Ray Fredericksen, P.E.
President

09/06/22 PC AGENDA SHEET

INCREASE FENCE/WALL HEIGHT
(TITLE 30)

PHYLLIS ST/SUNRISE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0409-A & J RENTALS LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-decorative 7 foot high fence in the front yard; and **2)** increase fence height within the side and rear yard in conjunction with a single family residence on 1.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of Phyllis Street and Sunrise Avenue within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-708-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 7 foot high non-decorative fence in the front yard where a maximum 6 foot high decorative fence (up to 50% open) is permitted per Table 30.64-1 (a 25% increase).
2.
 - a. Allow a 7 foot high metal fence and wall in the side and rear yard where a maximum 6 foot high solid fence/wall and 1 foot of decorative feature is permitted per Section 30.64.020 (a 14% increase).
 - b. Allow a 7 foot high block wall in the side and rear yard where a maximum 6 foot high solid fence/wall and 1 foot of decorative feature is permitted per Section 30.64.020 (a 14% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 202 N. Phyllis Street
- Site Acreage: 1
- Project Type: Fence in conjunction with a single family residence

Site Plan

The parcel is oriented in a north/south direction. The principal residence is under construction on the southern portion of the site, set back 40 feet from the southern property line adjacent to

Sunrise Avenue, and approximately 35 feet from the west property line adjacent to Phyllis Street. An accessory apartment is proposed on the northern portion of the site, approximately 113 feet north of the principal residence. The accessory apartment is set back 41 feet from the west property line adjacent to Phyllis Street, 31 feet from the northern property line, and 51 feet from the east property line. A second paved driveway from Phyllis Street will provide access to the accessory apartment. The metal fence and stucco pillars are located on the south and west sides of the property, adjacent to Sunrise Avenue and Phyllis Street. An existing block wall is located on the interior property line to the east and north and is up to 7 feet high.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

Interior block walls will be up to 7 feet in height along the east and north property lines and will be painted stucco to match the principal residence. A waiver is required to construct a 7 foot high horizontal metal fence within 15 feet of the front property lines, as well as along the side and a portion of the rear property line. The metal slats that make up the fence have minimal gaps and will not meet the definition of decorative fence as permitted in the front yard. Painted stucco pillars are proposed to support the horizontal metal fence/wall.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to construct a modern metal fence with stucco pillars to match the modern design of the home. The proposed metal fence will complement the single family home. The fence and stucco pillars will be located within 15 feet of the front property line.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0321	Accessory apartment and driveway	Approved by PC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estates Residential (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The metal fence and stucco pillar wall is decorative in nature, even if not meeting the definition of decorative fence. The metal fence and stucco pillars do have openings between the metal slats, but not enough to be considered an open fence. However, even with the smaller openings staff finds the proposed fence will not negatively impact the streetscape or create a canyon effect along the street. The fence and interior walls will not be located in the sight zone, so it will not create a hazardous situation. The use of the area adjacent to this property will not be impacted by the proposed metal fence and wall. 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:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BRISBANY JIMENEZ

CONTACT: BRISBANY JIMENEZ, B J JIMENEZ INVESTMENTS, 2980 JUNIPER HILLS
BOULEVARD, UNIT 102, LAS VEGAS, NV 89142

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0409</u> DATE FILED: <u>7-12-2022</u> PLANNER ASSIGNED: <u>ABR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>8-11-2022</u> PC MEETING DATE: <u>9-6-2022</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>A & J Rentals LLC</u> ADDRESS: <u>506 Sunset Villa Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-289-1063</u> E-MAIL: <u>AandJRentalsLLC@gmail.com</u>
	APPLICANT NAME: <u>Brisbany Jimenez</u> ADDRESS: <u>506 Sunset Villa Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-332-4886</u> CELL: <u>702-332-4886</u> E-MAIL: <u>AandJRentalsLLC@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Brisbany Jimenez</u> ADDRESS: <u>506 Sunset Villa Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-332-4886</u> E-MAIL: <u>AandJRentalsLLC@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-34-708-005

PROPERTY ADDRESS and/or CROSS STREETS: 202 N. PHYLLIS ST, LAS VEGAS, NV 89110

PROJECT DESCRIPTION: 6' BLOCK WALL WITH METAL FENCING DESIGN fence/wall w/in 15' front
Allow up to 2' non decorative property line

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

Property Owner (Signature)* [Signature] Property Owner (Print) A&J Rentals LLC

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3-31-21 (DATE)

By A&J Rentals LLC, swiney jimenez
NOTARY PUBLIC: [Signature]

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

April 1, 2021

Att: Department of Comprehensive Planning

Permit #: BD20-22748

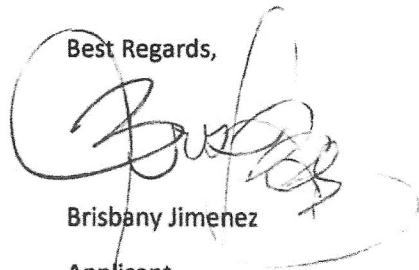
WS-22-0409

To Whom It May Concern:

My residential fence stands at 6', which is the maximum allowed height. The proposed plan shows block and metal fence as the design to complement the single-family home being built. The home's design is somewhat of a modern look and want the fence to match the look.

Please review plans and advise if anything else needs to comply with codes for possible approval. Please contact me via email at AandJrentalsllc@gmail.com or by phone at 702-332-4886.

Best Regards,



Brisbane Jimenez

Applicant

PLANNER
COPY

09/07/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:

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

DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-502-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the requirement for cross access with the property to the south and west where required per Table 30.56-2.
2.
 - a. Reduce landscaping behind an attached sidewalk adjacent to Carey Avenue to 10 feet where 15 feet is required per Section 30.64.030 (a 33% decrease).
 - b. Reduce landscaping behind an attached sidewalk adjacent to Nellis Boulevard to 10 feet where 15 feet is required per Section 30.64.030 (a 33% decrease).

DESIGN REVIEWS:

1. Proposed distribution center consisting of 1 building.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2327 Nellis Boulevard
- Site Acreage: 6.2
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 47
- Square Feet: 136,030
- Parking Required/Provided: 67/83

Site Plan

The site plan depicts a 136,030 square foot distribution center oriented north to south with access from Carey Avenue and Nellis Boulevard. Loading docks are located on the west side of the building with an access drive aisle on the west, south, and east sides of the building. Eighty-three parking spaces are located on the southwest portion of the site and the east side of the building. Primary entrances are located on the northeast and southeast corners of the building. A 5 foot maximum increased finished grade is shown on the Nellis Boulevard side of the lot and south side of the lot. Cross access is not provided to the property to the south or west.

Landscaping

Landscaping is provided along the north, east, and south property lines. The applicant is proposing to keep the existing landscaping/landscape improvement and attached sidewalks along Carey Avenue and Nellis Boulevard. A waiver is requested to have less than 15 feet of landscaping adjacent to the existing attached sidewalks along Carey Avenue and Nellis Boulevard.

Elevations

The elevations depict a 47 foot high concrete tilt-up building with vertical off-set parapets and return walls to break-up the façade. Metal doors, storefront tinted windows with a canopy cover are located at the elevated main entrances on the northeast and southeast corner of the building. The face of the building will have a combination of white and gray paint with accents. Roll-up doors on the west side of the building will be painted to match the building. Walkways are adjacent to the north, east, and south areas of the building for pedestrian access.

Floor Plan

The 136,030 square foot distribution center/warehouse has a 32 foot clearance to ceiling, 18 dock door entrances and 2 accessory office areas for bathrooms, storage, and other ancillary uses in support of the distribution center. The remainder of the warehouse floor space is open.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to develop the distribution center warehouse at the southwest corner of Carey Avenue and Nellis Boulevard. The building will have enhanced articulation to break-up the mass of the building and the roofline. A storefront design is shown on the northeast and southeast corner of the building. A maximum 25% of the floor area will be used for office space and drop ceiling. A minimum 32 foot overhead clearance will be provided in the warehouse area. The loading docks and roll-up doors do not face the street or residential uses. In addition, due to grade differences and potential retaining walls, cross access cannot be provided. Lastly, the surrounding area is zoned M-1 for more intense uses.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0463-06	Tentative map for 6.1 acres - expired	Approved by PC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped & gasoline station
South	Business Employment	M-1	Undeveloped, outside storage, & vehicle sales
East	Urban Neighborhood (greater than 18 du/ac) & Business Employment	R-4 & M-1	Multiple family residential & vehicle repair
West	Business Employment	M-1	Industrial water equipment & storage

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Waivers of Development Standards

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

Shared cross access would provide an alternative exit from this property that could greatly improve the ability for trucks and vehicles to travel in the direction they want. The existing attached sidewalk along Carey Avenue was built decades ago and is blocked by multiple obstructions (light poles and power poles). The existing sidewalk is not useable in its current form and indeed promotes unsafe pedestrian movements into the street or onto the land side of the sidewalk. The sidewalk in its current configuration is not adequately serving the public or providing a clear area for pedestrian movement. The Code requires 15 feet of landscaping adjacent to existing attached sidewalks, which is not being met in this request. While the applicant indicates there is existing landscaping, or a landscaping improvement, aerial photographs indicate very minimal landscaping along Carey Avenue and no landscaping along Nellis Boulevard. Staff finds that the required landscaping can be provided. The Master Plan Policy 4.1.6 supports improvements in pedestrian connectivity in underserved communities and locations like this property at the corner of a major intersection. The Master Plan Goal SM-4 and Policy SM-4.2 supports a sidewalk intersection design that prioritizes pedestrian safety. Core Value 2 of the Master Plan supports equitable access by supporting both on and off-site sidewalk

requirements. The Master Plan countywide goal 1.3, policy 1.3.4 supports sidewalk development. The substandard existing sidewalks and proposed landscaping are not supported by staff.

Design Review #1

The proposed use of this property as a distribution center is not supportable when considering the regional access to and from this property. As the plans are designed, there is no direct access to travel west or north from this property. Truck traffic will be forced to exit the site either from the north or east and travel either east down Carey Avenue or south on Nellis Boulevard. For a semi-tractor trailer to exit onto Carey Avenue, the turning movement will require encroachment into at least 2 lanes of traffic. The intersection is only approximately 400 feet to the east and any attempt to enter the left turn lane for access to north bound Nellis Boulevard will be problematic at most times during the day and potentially difficult during peak hour traffic. This means there could be a large number of trucks going east past Nellis Boulevard to find a turnaround location. The quickest way to return to Nellis Boulevard north or Carey Avenue west is to take Betty Lane south to Glendale Avenue or Betty Lane north. Both of these streets are inadequate for significant semi-tractor trailer use. Glendale Avenue goes through the middle of a Rural Estates Residential Neighborhood on 2 lanes of pavement with no off-site improvements. Betty Lane north is at least an industrial neighborhood, but the street quality is not intended for significant truck traffic right now. Trucks exiting from the Nellis Boulevard driveway can only turn right and travel southbound. The same problem exists with the quickest way to travel north on Nellis being a left turn onto Judson Avenue, left on Betty Lane, and left onto Glendale Avenue. The Master Plan Policy 4.2.6 supports connectivity for truck traffic and the efficient movement of goods in and through Clark County in areas with desirable freight access. Staff cannot support the proposed distribution center at this location with such limited access opportunities and potentially detrimental routes.

Public Works - Development Review

Design Review #2

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

Summary

During the pre-review process, the applicant was advised that staff could not support the driveway location on Carey Avenue due to the proximity of the driveway to the driveway to the west and to the driveways on the north side of Carey Avenue. The applicant is proposing a median on Carey Ave to attempt to mitigate the concerns with the driveways on the north side of Carey Avenue. Staff still has concerns with the driveway on the site to the west and with the proposed median. County traffic engineers will have to evaluate the median with a traffic study to determine if it will be detrimental to vehicles travelling on Carey Avenue. Due to the concerns, staff recommends that there be no driveway on Carey Avenue.

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:

Current Planning

If approved:

- 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;
- No driveway shall be permitted on Carey Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

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 #0419-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GKT II, LLC

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS
VEGAS, NV 89135**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-22-0408</u> DATE FILED: <u>7-12-2022</u> PLANNER ASSIGNED: <u>ARB</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>8-11-2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9-7-2022</u> FEE: <u>\$1150</u>		
		PROPERTY OWNER NAME: <u>GKT II, LLC and Alan J Arnold 1995 Living Trust</u> ADDRESS: <u>410 Rampart Blvd #350</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	APPLICANT NAME: <u>GKT II, LLC and Alan J Arnold 1995 Living Trust</u> ADDRESS: <u>410 Rampart Blvd #350</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>		
		CORRESPONDENT NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-20-502-005
 PROPERTY ADDRESS and/or CROSS STREETS: Nellis and Carey
 PROJECT DESCRIPTION: Design Review for an warehouse/office development

(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.

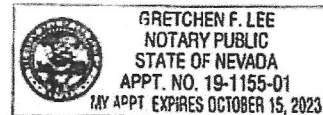
Robert Torres
 Property Owner (Signature)*

ROBERT TORRES
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 15, 2022 (DATE)

By ROBERT TORRES
 NOTARY PUBLIC: Gretchen F. Lee



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

LAS VEGAS OFFICE
1990 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702 792 7000
Fax: 702 796 7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775 852 3900
Fax: 775 327 2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775 884 8300
Fax: 775 882 0257

June 15, 2022

WS-22-0408

VIA UPLOAD

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

PLANNER
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Re: *Justification Letter – Design Reviews for (1) Warehouse/Office and (2) Increase Grade and Waiver of Developments to (1) Allow an Attached Sidewalk, (2) Reduce Landscape Width, (3) Not to Provide Cross-Access, and (4) Reduce Separation Between Driveways on Carey Avenue*
APN: 140-20-502-005

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to develop a light industrial warehouse/office development on property located at the southwest corner of Carey Avenue and Nellis Boulevard, more particularly described as APN: 140-20-502-005 (the "Site). As such, the Applicant is requesting a design review and related waivers of development standards.

Design Reviews

• **Warehouse/Office**

The Site is zoned M-D. The Site is also master planned Business Employment (BE) which includes the M-D zoning district. Both BE and M-D districts encourage light industrial warehouse and office developments. Therefore, the Applicant's proposed warehouse and office development is a permitted use under the M-D zoning.

With respect to the proposed design of the development, the Applicant is proposing to build a 134,114 square foot building at a height of approximately 46-feet as measured from the finished floor to the top of the parapet. The building will have enhanced articulation to help break up the massing of the building which includes a storefront look on the front elevation of the building with canopies and painted concrete around the buildings. The floor plans show office space (a maximum 25% of the area to be utilized with a drop ceiling) in the front of the building with storage/warehouse area (with a minimum 32-foot overhead clearance) behind the office area. The loading zones and roll-up doors do not face any right-of-ways but rather towards an existing industrial development that is zoned M-1, a more intense zoning district. The Site will have perimeter landscaping along both Carey Avenue and Nellis Boulevard.

Access to the Site is from the southerly driveway on Nellis Boulevard (there will be an emergency only crash gate located on the northerly driveway on Nellis Boulevard) and a second access point from Carey Avenue. The Carey Avenue driveway is primarily for truck access to loading docks/bays. The parking field is along the Nellis Boulevard frontage and accessed from the driveway on Nellis Boulevard to accommodate vehicular access. There will be access gates located at the Carey Avenue entrance and at the westerly edge of the southern portion of the Site.

There are other developed industrial uses in the immediate area. Therefore, the proposed design of the building and use of the Site is compatible with the area.

- **Increase Grade**

The Applicant is requesting to increase the grade up to 5-feet where 36-inches is allowed administratively. The grade increase is due to the large quantity of storm flows in both the Nellis and Carey right-of-ways. With the Clark County Regional Flood Control District future facility not in place yet, the water surface elevation in the right-of-ways are close to 1.5-feet. Since the development is required to provide 18-inches of flood protection when setting the finished elevation and the need to raise the building 4-feet to accommodate the loading docks, the result is Site's grade will need to increase by a maximum of 5-feet.

Waiver of Development Standards

- **Allow Attached Sidewalks**

The off-site improvements along both Carey Avenue and Nellis Boulevard exist including attached sidewalks. The Applicant is requesting to leave the existing sidewalks attached where the development standards call for detached sidewalks. Since the infrastructure exists, there is no reason to replace it. Therefore, the Applicant is requesting the waiver to allow the attached sidewalks to remain.

- **Reduce Landscape Width**

Like the attached sidewalks, the landscaping adjacent to the sidewalks exist. Since the improvements exist and the landscape area is less than 5-feet in width, the Applicant is requesting the landscape remain as is.

- **No Cross-Access**

The Applicant is unable to provide cross-access to the adjacent properties due to the grade differential and the need to place retaining walls along the west and south property lines of the Site. The existing development to the west has direct access to Carey Avenue. The existing developments to the south are under common ownership and have access to either Nellis Boulevard or to Judson Avenue. Therefore, no properties are "landlocked" and due to the grade differential, the waiver requiring cross-access is appropriate.

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- **Reduce Separation Between Driveways on Carey Avenue**

The Applicant is requesting to reduce the driveway separation to 3-feet between the Site's proposed driveway on Carey Avenue and the existing driveway immediately to the west. The property to the west has four (4) existing driveways. The proposed access on Carey is located as far west as possible from the Nellis/Carey intersection. Based on the land use to the west of the Site, it is anticipated that 10-48 vehicles daily would approach/depart the property from their four (4) existing access drives (with 0-10 AM and PM peak hour trips). Similarly, the access to the Site will serve the truck docks and have minimal peak hour trips, but the access drive provides vital circulation/emergency access for site operations. The Applicant is also proposing a median in Carey Avenue to prevent lefts out of the Site to eliminate the left turn conflicts.

Additionally, the Applicant did reach out to Nellis Air Force Base regarding the proposed project. At the time of submitting this application, the Applicant has not heard back from Nellis Air Force Base.

We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Very truly yours,

KAEMPFER CROWELL



Jennifer Lazovich

/ajc

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