



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 29, 2024

6:30pm

AGENDA

Note:

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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 August 15, 2024. (For possible action)
- IV. Approval of the Agenda for August 29, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

09/17/24 PC

- 1. **AR-24-400087 (WS-23-0399)-SZ INCOME TRUST & BOHN MICHAEL F TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) eliminate parking lot landscaping; and 2) alternative paving.
DESIGN REVIEW for a commercial vehicle parking lot on a 4.69 acre portion of a 5.80 acre site in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone and within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/tpd/syp (For possible action) 09/17/24 PC
- 2. **WS-24-0379-VALENZUELA, JACQUELINE & ISMAEL:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Kell Lane and 185 west of Magar Street within Sunrise Manor. MK/jm/syp (For possible action) 09/17/24 PC

09/18/24 BCC

- 3. **AR-24-400088 (UC-23-0003)-RED HOOK SNTHS, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/dd/syp (For possible action) 09/18/24 BCC
- 4. **UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:**
USE PERMITS for the following: 1) an emergency/urgent care facility; 2) a gas station; and 3) a motel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping 2) eliminate and reduce buffering and screening; 3) residential adjacency standards; and 4) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) a shopping center; and 2) a motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action) 09/18/24 BCC
- 5. **TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action) 09/18/24 BCC

BOARD OF COUNTY COMMISSIONERS

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KEVIN SCHILLER, County Manager

6. **ZC-24-0397-CIRCLE K STORES, INC.:**
ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor (description on file). TS/rr (For possible action) **09/18/24 BCC**

7. **WS-24-0398-CIRCLE K STORES, INC.:**
WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.
DESIGN REVIEW for a gas station and convenience store on 3.01 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor. TS/rr/syp (For possible action) **09/18/24 BCC**

8. **TM-24-500080-CIRCLE K STORES, INC.:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.01 acres in a CG (Commercial General) Zone. Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor. TS/rr/syp (For possible action) **09/18/24 BCC**

VII. General Business: None

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

IX. Next Meeting Date: September 12, 2024.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

August 15, 2024

MINUTES

Board Members:	Harry Williams – Chair –ABSENT Sondra Cosgrove-Vice Chair-PRESENT Earl Barbeau-Member – PRESENT	Stephanie Jordan –PRESENT Paul Thomas-Member-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 August 1, 2024 Minutes

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

IV. Approval of Agenda for August 15, 2024

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

V. Informational Items: None

VI. Planning & Zoning

08/20/24 PC

1. WS-24-0326-TORRES, ELISA & JAIME GARCIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setback for an attached carport; and 2) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Skyview Drive, approximately 531 feet west of Arden Street within Sunrise Manor. TS/dd/syp (For possible action) **08/20/24PC**

Moved by: Mr. Thomas
Action: **DENIED per staff recommendations**
Vote: 4-0/unanimous

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

09/03/24 PC

2. **DR-24-0374-JDS SURFACES, LLC:**
DESIGN REVIEW for an addition to an existing office/warehouse on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue and 245 west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)09/03/24 PC

Moved by: Mr. Jordan
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

09/04/24 BCC

3. **ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)09/04/24 BCC

Moved by: Mr. Thomas
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

4. **VS-24-0277-PALM PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action))09/04/24 BCC

Moved by: Mr. Barbeau
Action: DENIED
Vote: 4-0/unanimous

5. **WS-24-0276-PALM PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards. **DESIGN REVIEW** for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action))09/04/24 BCC

Moved by: Mr. Barbeau
Action: DENIED
Vote: 4-0/unanimous

6. **ZC-24-0357-MILES AHEAD TRUCKING, LLC:**
ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/tr (For possible action))09/04/24 BCC

24-0358-MILES AHEAD TRUCKING, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) fence; 3) off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and 4) detached sidewalks. **DESIGN REVIEW** for a parking lot for trucks on 0.25 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/tr/syp (For possible action))09/04/24 BCC

Moved by: Mr. Thomas
Action: APPROVED per staff recommendations & to do improvements with neighbors
Vote: 4-0/unanimous

7. **ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:**
ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action))09/04/24 BCC

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 4-0/unanimous

VII. General Business: None

VIII. Public Comment: Mr. Uzan was questioning about the streetlights being fixed. He also asked about Public hearing re: Los Feliz St.

IX. Next Meeting Date: The next regular meeting will be August 29, 2024

X. Adjournment

The meeting was adjourned at 7:24 pm

BOARD OF COUNTY COMMISSIONERS

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

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

KEVIN SCHILLER, County Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400087 (WS-23-0399)-SZ INCOME TRUST & BOHN MICHAEL F TRS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

for the following: 1) eliminate parking lot landscaping; and 2) alternative paving.

DESIGN REVIEW for a commercial vehicle parking lot on a 4.69 acre portion of a 5.80 acre site in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone and within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the west side of Nellis Boulevard, 450 feet north of Gowan Road within Sunrise Manor. MK/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-601-015 ptn.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping associated with a commercial vehicle parking lot per Section 30.64.030 and Figure 30.64-14 (a 100% reduction).
2. Allow alternative paving for a commercial vehicle parking lot where paving is required Per Section 30.60.020

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3735 N. Nellis Boulevard
- Site Acreage: 5.80 (portion)
- Project Type: Commercial vehicle parking lot

Site Plans

The approved plans depict an existing 13,500 square foot automobile repair and maintenance facility with parking spaces on the northern parcel (140-08-601-014) and a parking lot and tow yard on a portion of the eastern portion of southern parcel (140-08-601-015). No changes to those areas were proposed with the original application, and those areas were not a part of the original request. The western portion of parcel 140-08-601-015 was the subject of the original request and has private access through parcel 140-08-601-014 from Nellis Boulevard. The approved plans depict a 6 foot high combination fence and block wall surrounding this area.

Alternative paving surfaces, which were acceptable to the Department of Environment and Sustainability, were proposed for the parking lots.

Landscaping

No landscaping was proposed on the west side of parcel 140-08-601-015 in conjunction with the parking lot.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0399:

Comprehensive Planning

- 1 year to commence and review as a public hearing;
- Per revised site plan.
- Applicant is advised that approval of this application does not permit outside storage of any kind, including but not limited to trailers and equipment; approval of this application does not constitute or imply approval of other agency regulations, including Department of Environment and Sustainability; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works-Development Review

- Reconstruct any unused driveways with full off-site improvements;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Applicant's Justification

The applicant states that the parcel 140-08-601-015 has been paved with alternative paving as approved by Clark County Comprehensive Planning Department and Air Quality Division. The site will provide sufficient parking to the many E-Commerce businesses that have joined the area. The applicant would like to request no more reviews for the approved application (WS-23-0399) as they believe that all conditions have been met.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0399	Waivers of development standards and design review for a parking lot for commercial vehicles	Approved by PC	September 2023
AR-18-400096 (UC-0277-16)	Review of use permit for towing services and parking lot	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0277-16	Towing service with waivers for landscaping and design review for parking lot	Approved by PC	June 2016
WS-0411-10	For a parking lot in conjunction with an automobile maintenance facility and waivers for parking lot landscaping and reduce the landscaping adjacent to an arterial/collector street - expired	Approved by PC	October 2010
ZC-0181-07	Reclassified the M-D zoning on the southern parcel for an office/warehouse development on the entire site	Approved by BCC	May 2007
ZC-0350-05	Reclassified the M-D zoning on the northern parcel for an office/warehouse and automotive repair facility	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 & CG (AE-70)	Single-family residential & undeveloped
South	Business Employment	RS20 & CG (AE-75)	Undeveloped
East	Public Facilities	PF (AE-75)	Nellis Air Force Base
West	Business Employment	RS5.2 & RS20 (AE-70)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the parking lot has been paved and striped, and there is an active business license for the site. There are no active code enforcements and no complaints have been received for the site. Also, staff realizes that there have been trailers on the site with no movement for a period of time and asked the applicant to provide clarification. The applicant stated that the Federal Motor Carrier Safety Administration requires a period of at least 34 consecutive hours off-duty that drivers must take after reaching their maximum weekly driving limit. During this reset period, drivers are not allowed to perform any work-related activities or drive commercial motor vehicles. The applicant further ensured staff that they understand the approved application (WS-23-0399) was for a commercial vehicle parking lot, and not outdoor storage of any kind, including but not limited to trailers and equipment, as also stated on the condition of approval of WS-23-0399. As a result of this understanding, staff can support the request and recommends the time limit to be removed.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

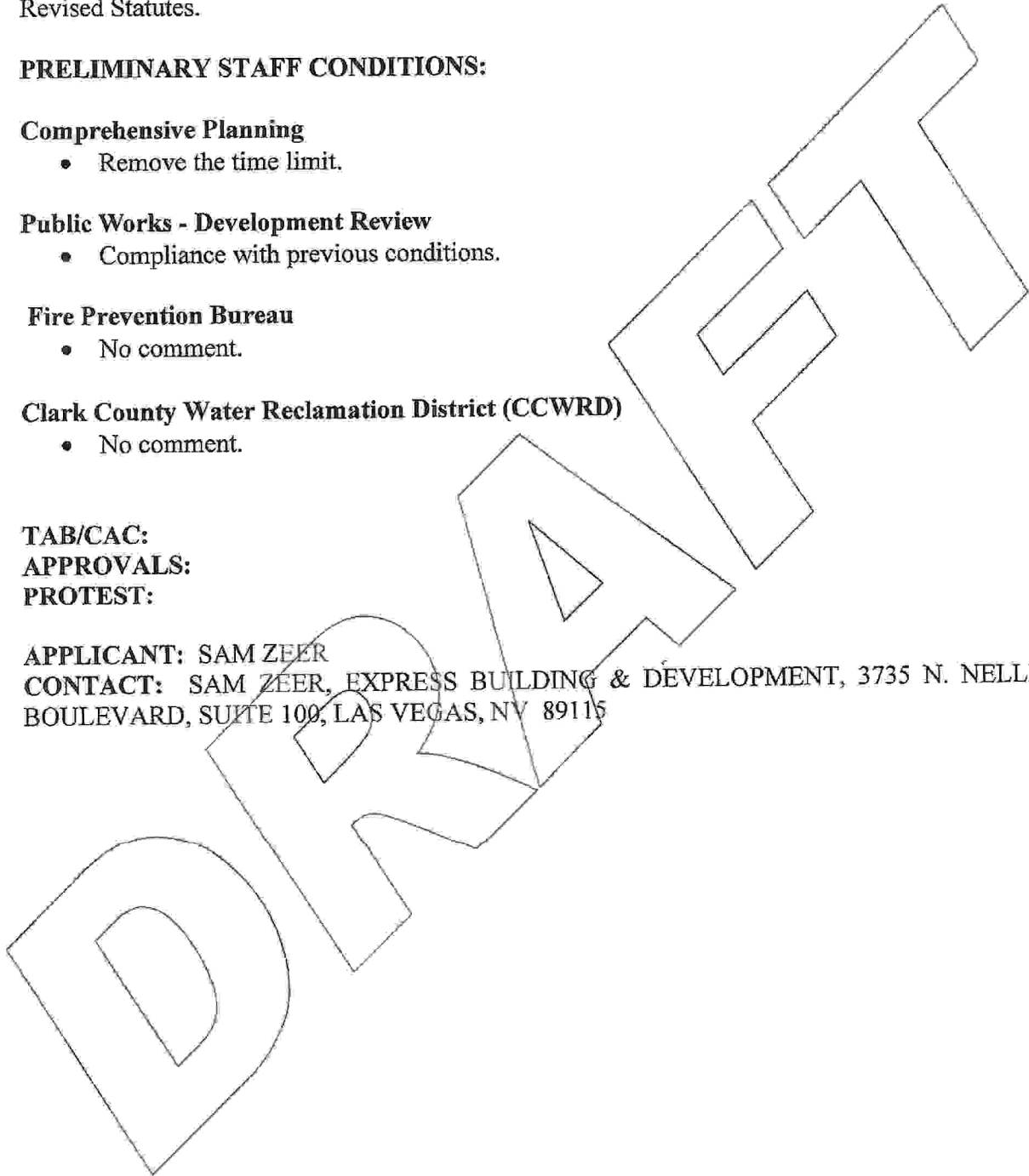
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SAM ZEER

CONTACT: SAM ZEER, EXPRESS BUILDING & DEVELOPMENT, 3735 N. NELLIS BOULEVARD, SUITE 100, LAS VEGAS, NV 89115





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-08-601-015

PROPERTY ADDRESS/ CROSS STREETS: N. NELLIS and Gowan

DETAILED SUMMARY PROJECT DESCRIPTION

One Year Review of: WS-23-0399

PROPERTY OWNER INFORMATION

NAME: Sam Zeer / SZ Income Trust
 ADDRESS: 3735 N. NELLIS Ste 100
 CITY: Las Vegas STATE: NV. ZIP CODE: 89115
 TELEPHONE: 702-334-4107 CELL: _____ EMAIL: Expresscorp@Yahoo.com

APPLICANT INFORMATION

NAME: Same as Above
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # 173008
 TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Same as Above
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # 173008
 TELEPHONE: _____ CELL: _____ EMAIL: _____

*Correspondent will receive all project communication

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

[Signature]
 Property Owner (Signature)*

Sam Zeer
 Property Owner (Print)

7-16-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400087
 PC MEETING DATE 9/13/24
 BCC MEETING DATE _____
 TAB/CAC LOCATION Sunrise Manor DATE 8/29/24

ACCEPTED BY Tyler (tpd)
 DATE 7/17/24
 FEE \$ 1,100.00

ET-24-400087
JL

Justification Letter

WS-23-0399

7/10/2024

**PLANNER
COPY**

This is a request for final approval "No further Reviews" for WS-23-0399.

The approval last year, requiring one year review, is for a 3.7-acre parcel for a commercial parking lot zoned MD and M1 located at:

APN# 140-08-601-015 incorporating code and Clark County specs for an alternative asphalt paving on parking lot, which was successfully implemented for first time in Clark County and completed as per spec's by applicant and approved by county air quality department.

This works well addressing the parking needs of the many recent E-Commerce occupants of the area.

The owner- applicant has met all conditions of the approval and is requesting final approval.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0379-VALENZUELA, JACQUELINE & ISMAEL:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the south side of Kell Lane and 185 west of Magar Street within Sunrise Manor. MK/jm/syp (For possible action)

RELATED INFORMATION:

APN:

140-22-812-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an attached covered entryway to 18 feet where 30 feet is required per Section 30.02.05 (a 40% reduction).
- b. Reduce the rear setback for an attached accessory dwelling to 22 feet where 25 feet is required per Section 30.02.05 (a 12% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6561 Kell Lane
- Site Acreage: 0.24
- Project Type: Setbacks
- Building Height (feet): 16 (entryway)/16 (accessory dwelling)
- Square Feet: 310 (entryway)/607.5 (accessory dwelling)/2,115 (house)

Site Plan

The site plan depicts an existing 2,115 square foot single-family dwelling with a 546 square foot attached garage south of Kell Lane. The site plan depicts a new covered entryway, supported by two square columns, added to the front of the existing single-family dwelling. The proposed covered entryway is set back 18 feet from the north property line along Kell Lane, while the remaining of the house is set back as minimum as 24 feet from the north property line.

The site plan depicts a proposed attached accessory dwelling on the rear of the home on its southeast side. The accessory dwelling is shown as 27 feet wide and 22 feet 6 inches deep. The

setback is 22 feet from the south property line and 10 feet from the east property line. Access to the accessory dwelling is via a door on the east face of the addition.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict the new covered entryway at 16 feet high supported by 2 square columns. The columns, fascia, and roofing will match the colors, textures, and materials of the existing home. The pitch of the entryway roof will also match the same pitch as the existing home.

The elevations for the new accessory dwelling depict the height at 16 feet as measured from finished grade. The colors, textures, finishes, and rooflines will match the existing single-family home.

Floor Plans

The plan depicts a 310 square foot open sided covered entryway. The accessory dwelling floor plan depicts a 607.5 square foot consisting of 3 bedrooms along the south wall, a full bathroom in the northeast corner, a living room in the center of the north side, and a wet bar in the northwest corner.

Applicant's Justification

The applicant states they are seeking a waiver of development standards to reduce the front setback for the covered entryway by 12 feet to accommodate the proposed entryway addition. They further state they are seeking to reduce the rear setback to accommodate a new attached accessory dwelling.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Staff reviews waiver of development standards requests to ensure compatibility with the existing developments in the area. The proposed covered entryway is architecturally compatible with the residence. However, the house is a nonconforming legal structure and the entire front has a setback less than what requires today, and adding the covered front entry increases the nonconformity further. While the rear setback reduction is minimal, staff find that the requests are self-imposed hardship, the applicant has not provided justification as to why the reduced setbacks are necessary and no mitigation has been provided. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISMAEL VALENZUELA

CONTACT: ADRIAN PLATA, 4950 S. RAINBOW BOULEVARD, 150-613, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-22-812-011

PROPERTY ADDRESS/ CROSS STREETS: 6561 KELL LN LAS VEGAS, NV 89156

DETAILED SUMMARY PROJECT DESCRIPTION

REAR GUEST QUARTER & ENTRYWAY

PROPERTY OWNER INFORMATION

NAME: ISMAEL & JACQUELINE VALENZUELA

ADDRESS: 6561 KELL LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89156

TELEPHONE: 702.754.9980

CELL _____

EMAIL: yaqui14x5@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: ISMAEL & JACQUELINE VALENZUELA

ADDRESS: 6561 KELL LN

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89156

REF CONTACT ID # _____

TELEPHONE: 702.754.9980

CELL _____

EMAIL: yaqui14x5@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: PLATA DESIGN

ADDRESS: 4950 S RAINBOW BLVD #150-613

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702.931.9227

CELL _____

EMAIL: PERMITS@PLATADDESIGN.COM

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

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

Property Owner (Signature)* _____

Property Owner (Print) _____

Date _____

DEPARTMENT USE ONLY

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

APPLICATION # 24-0379

ACCEPTED BY SM

PLC MEETING DATE 9/17/24

DATE 7/11/24

PLC MEETING DATE _____

FEES 600.00

TAB/CAT IDICATION Surprise Manor

DATE 8/30/24



Wednesday, July 10, 2024

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for a Waiver of Development Standards For New Entryway Located
at: 6561 Kell Ln Las Vegas, NV 89156
APN: 140-22-812-011
Zoned: RS10

Presented are plans that include a Site Plan, Floor Plans, Roof Plans, Sections,
Exterior Elevations, and a Front Render for new entry way and rear addition.

The proposed additions do not meet the front & rear setbacks.

The rear addition is a habitable accessory living quarter. This is intruding
Approximately 2'-0 1/2". It is located 22' -11 1/2" from the rear where 25'-0" is required. This
is a 8% reduction for 45% of the rear. The site plan shows these setbacks and calculations.

The front addition is a covered entry way. It appears previously during the planning
and construction of this home, the builders may have utilized the front setback reduction
with the use of enhanced decorative features. The existing living room with bay windows
and the garage with stucco pop outs intrude into this setback. This currently is 80% of the
existing width. The proposed structure(s) increase the overall width of the building as well
as the portion intruding. The new proposed front reduction is 88%, only a 8% increase for a
covered entryway not a garage or habitable area.

We are respectfully requesting a Waiver of Development Standards for a 12' front
setback reduction to allow for the new entry way.

If you require further information, or drawings, please do not hesitate to contact us.

Sincerely,
Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

09/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400088 (UC-23-0003)-RED HOOK SNTHS, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) school; 2) allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and 3) waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-112-001

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1580 Bledsoe Lane
- Site Acreage: 4
- Project Type: School
- Number of Lots/Units: 2 (existing building)/1 (portable classroom)
- Number of Stories: 2
- Building Height (feet): 35 (existing building)/1 (portable classroom)
- Square Feet: 25,186 (existing building)/1,420 (modular classroom building)/17 (shade structure)/13 (carport shade structures)
- Parking Required/Provided: 218/170

History & Site Plan

UC-23-0003 was approved in March of 2023 to convert an existing 2 story place of worship into a charter high school (Southern Nevada Trades High School). The previously approved plans depict a carport that is adjacent to a residential development, 10 modular classrooms on the southern portion of the parcel, an outdoor lunch area west of the modular classrooms, and 2 driveways. One gate was shown set back 20 feet from Owens Avenue and the other was shown set back 10 feet from Bledsoe Lane.

UC-23-0003 was reviewed for the first time by application AR-24-400018 (UC-23-0003), which was approved by the BCC in April of 2024 with an additional Public Works condition for another review as a public hearing for the completion of school zone flashers. According to a site plan submitted by the applicant, the school zone flashers are located along Owens Avenue. One flasher is located on the southeast corner of Bledsoe Lane and Owens Avenue to signal traffic heading eastward, and the other is located on the northwest corner of Christy Lane and Owens Avenue to signal traffic heading westward. Photographs provided by the applicant show that the installation of the school zone flashers is already underway.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400018 (UC-23-0003):

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Until July 17, 2024 to review as a public hearing for completion of the school zone flasher installation;
- Compliance with previous conditions.

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 #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-23-0003:

Current Planning:

- 1 year to review as a public hearing;
- Per revised plans;
- Limitation of 200 students the first year for a total of 400 students thereafter;
- Post "right-turn only onto Owens Avenue during student drop-off and pick-up" sign;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- 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 throughout the site;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- All driveways to be ADA compliant.
- 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant states they have made a good-faith effort to meet deadlines and have the school zone flashers installed in a timely manner. The applicant also claims that the flashers have been installed and are awaiting calibration at the time of the application.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400018 (UC-23-0003)	First application for review for the conversion of place of worship into charter school	Approved by BCC	April 2024
UC-23-0003	Conversion of place of worship into charter school	Approved by BCC	March 2023
UC-0226-11	Daycare in conjunction with an existing place of worship	Approved by PC	July 2011
UC-1099-05	Communication facility with a monopole tower	Approved by PC	August 2005
UC-1137-01	Expansion of an existing place of worship with waivers to allow alternative landscaping and reduced parking - expired	Approved by PC	October 2001
UC-1697-96	Office, classroom, and multi-purpose room addition to the existing place of worship	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RM18	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

At this time staff cannot support the review, as of August 8, 2024 the school flasher are not in operation. If the applicant provides evidence the school flashers are in operation before the Board of County Commission meeting on September 18, 2024 staff will support this review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 3 month review of school flasher;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RED HOOK SNTHS, LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STUITE 650, LAS VEGAS, NV 89135

DRAFT

AR - 24 - 400088

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



LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

July 12, 2024

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Review of Conditions
Red Hook SNTHS, LLC.
APN: 140-28-112-001***

To Whom It May Concern:

Please be advised this firm represents Red Hook SNTHS, LLC. (“the Applicant”) in the above-referenced matter. The Applicant is requesting a review of conditions from a 2023 approval of special use permits (UC-23-0003) for a high school within an existing place of worship and a subsequent approval of a review of conditions application (AR-24-400018). The school is located at 1580 Bledsoe Lane, Las Vegas, Nevada 89110, more particularly described as APN: 140-28-112-001 (the “Property”).

By way of background, on March 8, 2023, the Clark County Board of County Commissioners granted approval for UC-23-0003, which proposed the establishment of a high school specializing in construction trade industry. This approval included special use permits and waivers of development standards. A condition was imposed as part of the approval, mandating a one-year review. The high school began its operations in August 2023, marking the start of the 2023-2024 academic school year.

Subsequently, application AR-24-400018 was approved by the Clark County Board of County Commissioners on April 17, 2024. A condition was imposed as part of the approval, mandating a review as a public hearing by July 17, 2024 for the completion of the school zone flasher. The Applicant has diligently worked on installing the flashers since the approval. The utility easement with the adjacent property owner was acquired and recorded on May 30, 2024. The foundation concrete was poured during the week of June 21-28, 2024, and was ready for the flasher installation on July 9-12, 2024. The flashers are installed, and awaiting calibration and final inspection.

SNTHS fully complies with all the conditions specified in the Notices of Final Action for UC-23-0003 and AR-24-400018 and is dedicated to ensuring a safe educational environment for its students and families.

AB-24-400088

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application. Should you have any questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Lexa D. Green". The signature is fluid and cursive, with the first name "Lexa" being the most prominent part.

Lexa D. Green

LDG/jcm

09/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:

USE PERMITS for the following: 1) an emergency/urgent care facility, 2) a gas station; and 3) a motel.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping 2) eliminate and reduce buffering and screening; 3) residential adjacency standards; and 4) reduce driveway departure distance.

DESIGN REVIEWS for the following: 1) a shopping center; and 2) a motel on 14.12 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008 through 161-06-501-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative parking lot landscaping with reduced landscape finger islands where a parking lot landscaping is required per Section 30.04.01D.
2.
 - a. Eliminate the buffering and screening along a portion of the western property line where required per Section 30.04.02.
 - b. Reduce the width of a landscaping strip along the western property line to 13.3 feet where 15 feet is required per Section 30.04.02 (an 11% reduction).
3.
 - a. Allow access to a residential local street (Broadalbin Drive) where such access is not permitted by Section 30.04.06D.
 - b. Reduce the separation from drive-thru lanes to a multi-family residential use to the west to 54 feet where 200 feet is the minimum per Section 30.04.06E (a 73% reduction).
 - c. Reduce the separation from drive-thru lanes to a single-family residential use to the north to 167 feet where 200 feet is the minimum per Section 30.04.06E (a 16% reduction).
 - d. Allow the largest building within a multi-building complex to be adjacent to a residential development where not permitted by Section 30.04.06G.
 - e. Allow parking adjacent to a residential use without additional screening where such screening is required by Section 30.04.06L.
4. Reduce the departure distance for the northern driveway along Broadalbin Drive to 142 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.12
- Project Type: Shopping center with an emergency/urgent care facility & transient/non-transient motel
- Number of Stories: 1 (shopping center)/4 (motel)
- Building Height (feet): 34.5 (shopping center max)/49.6 (motel)
- Square Feet: 25,353 (shopping center)/383,327 (motel)
- Parking Required/Provided: 305/541
- Sustainability Required/Provided: 7/7

Site Plan

The plan provided depicts a proposed shopping center and motel complex located on the southwest corner of Charleston Boulevard and Broadalbin Drive, approximately 900 feet west of Lamb Boulevard. The plans show that the parcel is 14.12 acres with the motel primarily located on the southern half of the site with the commercial buildings located on the northern portion of the site. The plans show that there are currently 5 proposed commercial buildings totaling 25,353 square feet. Access to the site is provided by 5, two-way commercial driveways and 1 exit only driveway. Two of the two-way driveways access Charleston Boulevard, one centrally on the site and the other toward the eastern side of the site. Another two of the two-way driveways access Broadalbin Drive, one centrally on the site and another in the southeast corner of the site. There are also 2 driveways that access the Sacramento Drive Access Easement, a two-way driveway located centrally on the site and a one-way exit only located in the southwest corner of the site. Overall, these driveways access a system of drive aisles that form a cross shape across the site with a main east-west drive aisle that connects Sacramento Drive and Broadalbin Drive. This drive aisle runs centrally on the site south of all of the commercial buildings providing access to the buildings through smaller drive aisles. Another main drive aisle runs north-south connecting Charleston Boulevard, the east-west drive aisle, and the motel site. A third major drive aisle also runs from Broadalbin Drive to Sacramento Drive and runs east to west just south of the motel buildings. In addition, the site plans show that pedestrian access walkways are provided throughout the site and connect all buildings. Additionally, bicycle racks and EV parking spaces are provided throughout the site per Title 30 requirements. Overall, a total of 305 parking spaces are required for all uses with 541 parking spaces provided throughout the whole site.

Building A

At the northwestern corner of the site is a proposed 5,244 square foot quick service restaurant with 595 square feet of outdoor dining space located on the east side of the building and a 24 foot wide drive-thru lane that wraps around the site starting on the east side of the proposed western parcel. The drive-thru starts by running north along the proposed parcel boundary, then west, and then heading south to connect with the western side of the proposed building. The proposed building is situated in the west-central portion of the site. Parking is provided directly

to the east of the proposed building. The drive-thru is shown to be 54 feet away from the multi-family residential development to the west and 122 feet from the single-family residential developments to the north. A trash enclosure is provided to the southeast of the building.

Building B

The second commercial building is to the east of Building A and is proposed to be a convenience store with a gas station. The convenience store is shown to be rectangular in shape and approximately 5,200 square feet and located south of the gas pumps. The gas canopy and fuel pumps are shown to be located 63 feet north of the proposed convenience store building and approximately 167 feet from the single-family residential development to the north across Charleston Boulevard. Parking for the site is located both in front of and behind the convenience store building. A trash enclosure and loading area is provided directly to the southeast of the convenience store building.

Building C

The third commercial building is found directly to the east of a central drive aisle. The proposed building is to be another quick service restaurant with a total area of 1,809 square feet with the building placed in the north-central portion of the site. The area south of the building primarily serves a 12 foot wide drive aisle that starts at the south end of the parcel and runs north to connect with the building and exits just to the east of the building. The drive thru lane encircles a central landscaping area and is shown to be setback approximately 160 feet from the single-family residential development to the north but will mostly be completely screened from the development by the restaurant building. Parking is shown to be located directly to the north and east of the central landscaping space and building. A trash enclosure is provided at the northern end of the parking row adjacent to the landscaping area.

Building D

The fourth commercial building is found approximately 56 feet to the east of Building C and is shown to contain 3,000 square feet and will service a future restaurant or retail use. The building is shown to be rectangular in shape. The plans show that this building will also be provided with a drive-thru lane that is 12 feet wide. This drive-thru lane will be just north of the proposed building and will progress along the north and western sides of the building, exiting at the southwest corner of the building. Parking for the building is shown to the north and east of the proposed building. A trash enclosure is northeast of the building and a loading space is located on the south side of the drive aisle to the south.

Building E

The easternmost commercial building is located in the northeast corner of the site. The proposed 10,100 square foot building will serve as an emergency/urgent care facility. The building is rectangular in shape with drop-off and pick-up areas located in the northwest and southwest corners of the building. Parking for the site is located surrounding the building. A trash enclosure is provided just to the east of the building. In addition, a small ATM structure is provided on the south side of the drive aisle to the south the building. The ATM structure will have two 12 foot wide drive aisles that will both enter and exit from the east-west drive aisle with room for a total of 6 cars in each lane.

Morel Site

The plans show that the motel site runs the length of the southern portion of the site and is primarily located south of the main east-west drive aisle. The motel is comprised of 5 buildings with 2 buildings on the west side of the main north-south drive aisle and 3 buildings on the east side of the main north-south drive aisle. Each building is comprised of a northern and southern wing that surround a central courtyard space. This results in a footprint that ranges in size from 17,905 square feet for the eastern 4 buildings up to 21,069 square feet for the westernmost building. In addition, a 3,195 square foot clubhouse space is being provided to the northeast of the eastern building on the west side of the north-west driveway. The clubhouse will also come with a pool area. In addition, a playground and a dog park are provided on the north side of the eastern set of buildings. Parking is provided in 2 parking courts located to the south of each set of buildings. Additionally, the entire motel site is sectioned off from the northern shopping center and the surrounding area by a 6 foot tall wrought iron fence. A main entrance gate is provided in the central north-south drive aisle, approximately 115 feet south of the intersection with the main east-west drive aisle for the site. An additional two-way gated entrance is provided along the southeast driveway along Broadalbin Drive. The gate is setback 75 feet from Broadalbin Drive with the call box set back 50 feet from Broadalbin Drive. Lastly, an exit only gate is located along the southwestern driveway that exits out onto the Sacramento Drive Public Access Easement. This gate is shown to be set back about 25 feet from the edge of the easement. All provided gates are 6 feet tall, made of wrought iron, and are swing gates. Trash enclosures are provided within the southern parking lot area and are within 200 feet of the motel building.

Landscaping

The plans show that parking lot, street, and buffering landscaping is being provided across the site. Street landscaping is being provided along Charleston Boulevard and Broadalbin Street. Along Charleston Boulevard, a varying 10 foot to 22 foot wide landscaping strip is being provided behind an existing attached sidewalk, however, the first 10 feet behind the attached sidewalk is a County owned public right-of-way area. If the right-of-way were ever improved, the width of the landscape planters would be zero feet to 12 feet. The placement of landscaping within this right-of-way area will require a waiver for non-standard improvements in the right-of-way. Along Broadalbin Drive, a 15 foot to 17 foot wide landscaping strip is being provided behind an attached sidewalk. In both street landscaping strips, a combination of mostly Shoestring Acacia and Blue Palo Verde trees are provided. A total of 15 Shoestring Acacia trees are provided along Broadalbin Drive, where 14 large trees are required, and a total of 36 Shoestring Acacia trees are provided along Charleston Boulevard, where a total of 36 large trees are required. Additional Blue Palo Verde trees are interspersed amongst the Shoestring Acacia trees along the streets. Within the parking lot, a combination of Shoestring Acacia, Blue Palo Verde, Mulga, and Weeping Acacia trees are provided in various combinations. In general, trees are placed every 6 spaces or every 12 spaces when a landscape strip is present. When such an arrangement is not possible, additional trees have been provided in alternate locations to off-set this issue.

The plan shows that a screening landscape buffer has been provided along the entire southern property line and a portion of the southwestern property line. The landscape buffer present along the southern property line consists of a 15 foot wide landscaping strip with two staggered rows of Mulga trees spaced every 10 feet. Additionally, an 8 foot high decorative wall is proposed along

the southern property line. Along the southern 265 feet of the western property line a modified screening landscape buffer is provided. The landscape strip along this portion of the property is shown to be 13.3 feet wide and contains Blue Palo Verde trees every 10 feet in staggered rows south of the proposed driveway and Shoestring Acacia placed every 10 feet in a single row north of the proposed driveway. An 8 foot high decorative wall is proposed to the west of the proposed landscape strip. This configuration of the screening landscape strip along the western property line will require waivers of development standards.

Elevations & Floor Plans

The elevations and floor plans provided depict the following for each building:

Building A

This building is shown as a typical commercial restaurant building and stands 23 feet tall. The exterior of the building is primarily beige colored stucco with neutral metal roof elements. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A brick veneer accent runs along the entire base of the building. The main entrance to the building is found on the east elevation with an additional customer entrance on the south side of the building. All window and doors have an associated awning. A 10 foot tall outside dining patio with fans is found on the east side of the building. The interior of the building shows a 940 square foot dining area and a 1,275 square foot kitchen space. Additional spaces in the building include a break room, restrooms, a drive-thru meal fulfillment area and freezer and refrigerator space.

Building B

Building B is shown as a typical commercial retail building and stands 21.5 feet tall at its tallest point. The exterior of the building is primarily a dark beige colored stone block with a lighter, neutral colored long block dispersed between the darker blocks. Brown metal roof elements are provided along the entire roof line. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A slate stone veneer accent runs along the entire base of the building. The main entrance to the building is found on the north elevation with a standard aluminum window and double door system. An additional customer entrance with a single aluminum door is found on the eastern elevation. All window and doors have an associated awning or are recessed into the building. The interior of the building is shown to contain a 2,596 square foot sales area with a 495 square foot back room, and 426 square foot cashier and prep area. Additional areas include restrooms, a walk-in cooler, storage, and freezer and refrigerator spaces.

Building C

Building C is shown to be a restaurant building with brand specific architecture. The building elevations show the building will be 24.5 feet tall with a taller building blade element reaching 34.5 feet all. The elevations show that all four elevations of the site will primarily be brightly painted stucco with articulations that mimic dessert sprinkles. Metal accent paneling is provided along the north, south, and east elevations. A blade projection is provided along the northern façade with the entrance to the building along the north side of the building as well. Access to the building is provided by a standard commercial aluminum window and double door system with a donut outline surrounding the entrance. Numerous wall and roof projections are provided

across the building. The interior of the building is shown to include a 410 square foot sales area and a 226 front of house kitchen. An 870 square foot back of house kitchen, restrooms, and a break room are also provided.

Building D

The applicant indicates this building will be developed in the future and no floor plans or elevations are provided.

Building E

Building E is shown to be a typical commercial building with a maximum height of 28.3 feet tall. The building is comprised primarily of a sand-colored stucco and brick veneer. The brick is primarily found along the base of the building and the corners of the building with the stucco within the center portions of the building. The roof is flat with cool roof elements and a foam parapet around the building. Roof and wall projections are provided on the corners of the building. Two identical porte-cocheres are provided along the north and south elevations of the building and are architecturally compatible with the building. Sliding doors for the entrance to the building are provided on the south and north of the building and all windows and doors on the south and west facades are shaded with awnings. The interior of the building shows a main corridor that circles the building with various exam rooms, laboratory, offices, and support room connecting to this corridor. A waiting room and various staff break rooms are also provided.

Motel Site

The elevations provided show that the 5-motel buildings are all similar in size and design to each other. The elevations show that the motel buildings will be approximately 50 feet tall. The motel buildings will primarily be constructed of blue, silver, and white stucco with black metal railings accenting each floor. The elevations show that various white wall and roof projections will be provided to break up each façade and call out certain building modules. Staircases on the west and east facades will be capped on the roof by a metal parapet with the walls containing an accented vertical metal screen. The elevations show that all corridors are external to the building with rooms located interiorly to the corridors. The elevations show that the clubhouse will have a matching architectural theme and colors and will be a maximum of 20 feet tall. The interior of the clubhouse will contain a game room and gathering space, a lobby, a gym, an office, and other support spaces. The floor plans show that the motel will contain one- and two-bedroom units. These units will all contain a central living room space with a full kitchen. The bedroom spaces will be separated from the central living room space and will be either to the east or west of the living room in the one-bedroom units or on both sides of the living room in the two-bedroom units. The plans show that the one-bedroom units will be about 440 square feet and the two-bedroom units will be about 675 square feet. The plans show that each floor of the motel buildings will contain approximately 24 units with the ground level also containing laundry and mechanical/support spaces. Each building is shown to have four rows of units with the two-bedroom units shown to be primarily on the ends of each row with the one-bedroom units situated between them. A central courtyard space is shown in the middle of each motel building.

Applicant's Justification

The applicant states the proposed project consists of 5 motel buildings, 5 commercial buildings, including a pad site for future development, and an ATM. The applicant states that the

surrounding area consists of a variety of multi-family, single-family, and commercial developments. The applicant also indicates that landscaping has been provided across the site helping with shading and the screening of the site. They state the architecture of the buildings is like other structures in the area and will primarily be neutral colors. The applicant indicates that the non-transient use of motels is common in the area and that there are no hospitals in the area as well which supports the uses being proposed. In addition, the applicant also states that the gas station and the drive-thrus have been sufficiently screened and are like other developments along Charleston Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height of and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a two-story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to the C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, P-R, C-1, & C-V	Single-family residential & offices

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

Related Applications

Application Number	Request
TM-24-500076	A 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

Staff finds that the purpose of reviewing use permits for emergency and urgent care centers is to assure that they are properly located, and any possible noise is mitigated. Staff finds that in this case, the proposed emergency and urgent care facility is located within a neighborhood and area that is generally underserved by medical facilities. Staff finds that the nearest hospitals and emergency rooms are approximately 5 to 6 miles away from the site by a driving path. Staff finds that the addition of this facility would provide a needed community and public service. In addition, the site is separated from less intense uses by other buildings and intense landscaping, as well as larger arterial roads like Charleston Boulevard. As a result, any noise caused by ambulances should not result in a sustained and noticeable impact. In addition, staff finds that the proposed use permit would support Master Plan Policy 2.3.6, which encourages a more uniform geographic distribution of healthcare facilities, especially along high-transit corridors. For these reasons, staff can support this use permit.

Use Permit #2

Staff finds that the siting of gas stations and their related equipment is important to consider due to the impact that such facilities can have on noise and air quality for surrounding properties.

Staff finds that the proposed gas station is sited along a highly traveled arterial street in Charleston Boulevard and the residential properties that are within the 200 feet of the proposed gas station are mainly across Charleston Boulevard to the north. Ultimately, staff finds that with the landscaping present along the Charleston Boulevard frontage and the high traffic nature of Charleston Boulevard, the proposed gas station should not pose any additional burden to the residential properties nearby. For these reasons, staff can support this use permit.

Use Permit #3

Staff finds that the purpose of reviewing motels that allow non-transient guests is to assure that there are sufficient services and amenities available to those guests and that the proposed motel with longer term guests will not negatively impact any existing uses in the area. Staff finds that the proposed motel will be equipped with full kitchens allowing for non-transient guests to provide food for themselves. The motel is also equipped with various practical and recreational amenities, such as laundry rooms, a pool, playground, clubhouse, and dog park. Staff also finds that the motel is sufficiently separated from the nearby residential developments and the proposed screening should help to reduce any negative impacts. The motel will also have easy access to Interstate 11, which should also help support a more transient use of this motel. As a result, the proposed transient and non-transient motel would support Master Plan Policy 1.1.5. For these reasons, staff can support this use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

In addition, staff finds that the site has been provided with a generous amount of landscaping within the overall site, particularly in the parking lot. While the parking lot itself has been provided with more trees than is required by Code, these trees have not always been placed within terminal landscaping fingers. Staff finds that in this case, the additional trees and the locations that these trees have been placed have provide a mitigating benefit for the trees not being placed within typical landscape islands and have offset the shading benefit to other portions of the site that would not have otherwise benefited from the shade provided by trees in landscape finger islands. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standards #2

Overall, staff finds that the propose of screening and buffering landscaping is to provide a physical and natural barrier between uses of differing intensity to ultimately reduce the impact that higher intensity uses could impart on lower intensity uses, such as noise, light, and building massing, amongst other factors. Staff finds that the buffering landscape strip in question is the strip buffering the motel site from the multi-family residential development to the west. Staff

finds that given the non-transient nature of the proposed motel the intensity of the motel site is similar in nature to the multi-family development. In addition, the requested reduction to the width of the landscape strip is relatively minor, amounting to a 1.7 foot reduction in width. Aside from this reduction, the provided buffer landscaping strip complies with Title 30 regulations in terms of the provided plant materials and configuration. In the end, staff finds that the number of trees provided should have sufficient space to grow and should still be able to act as a barrier to negative effects on the adjacent multi-family development. Finally, while the proposed driveway ultimately requires the elimination of the landscape strip, staff can support this waiver provided that some sort of screening material is provided on the proposed gate to further facilitate the screening of the motel property. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standards #3a

The purpose of reviewing a large commercial project and its access to a local, residential street is to assure that the traffic that results from the proposed development does not impact the adjacent residential developments. Staff finds that given the long term stay nature of the motel and the large scale of the proposed shopping center, staff anticipates that there will be a significant traffic increase in the area and along the surrounding streets. In addition, Broadalbin Drive leads south into an established 100 acre single-family residential development that also accesses Wyoming Avenue, a collector street. Staff is concerned that given the scale of the proposed project, the nature of the motel stays, and Broadalbin Drive's connection to the wider residential road network to the south, there could be a significant increase in traffic through the neighborhoods to the south which could create speed and safety issues in this area creating negative impacts on the adjacent residential developments. For these reasons, staff is unable to support this waiver of development standards.

Waiver of Development Standards #3b & #3c

Staff finds that the siting of drive-thrus and their related equipment is important to consider due to the impact that such facilities can have on noise and air quality for surrounding properties. Staff finds that the proposed drive-thrus are sited along a highly traveled arterial street in Charleston Boulevard and the residential properties that are within the 200 feet of the proposed drive-thrus are mainly across Charleston Boulevard. Ultimately, staff finds that with the landscaping present along the Charleston Boulevard frontage, the placement of buildings to screen the drive-thrus, and the high traffic nature of Charleston Boulevard, the proposed drive-thrus along Charleston Boulevard should not pose any additional burden to the residential properties nearby. In terms of the drive-thru, located along the Sacramento Drive alignment, staff finds that sufficient landscaping has been proposed in the vicinity of the drive-thru and there are also several large buildings that should help screen the drive-thru as well. In addition, there are already a similar drive-thru facility along the Sacramento Drive alignment. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standards #3d & #3d

The purpose of siting higher activity uses and large-scale buildings away from adjacent residential properties is to reduce the negative consequences of those uses and to reduce the massing which could result in reduced privacy, increased shading of nearby properties, and the awkwardness of out-of-scale buildings. Staff finds that the proposed motel with a height of

nearly 50 feet, while permitted by the zoning district, would be nearly twice as tall as any nearby commercial or residential buildings. Staff finds that the proposed setback of the motel building, placing it closer to the shopping center portion of the site, helps to reduce the massing of the building along the south property line and the proposed the landscape buffer helps to reduce some of the visual impact from the multi-family residential development to west. In addition, the motel building has been designed so that only a staircase enclosure would face the multi-family residential development and the setback and landscaping should help reduce privacy issues to the surrounding properties. Lastly, the provided landscaping and screening provided along the western property line should be sufficient to screen the adjacent parking areas. For these reasons, staff can support these waivers of development standards.

Design Reviews

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

Overall, staff finds that the proposed shopping center and motel complex provides new dining opportunities for the area, but also needed healthcare and lodging facilities. The designs of the proposed buildings are generally modern and consistent with other brand specific architecture both within Clark County and nationally. In addition, there is sufficient parking provided on the site and circulation is generally well thought out on the site. Staff also finds that landscaping has been well provided with street and parking lot landscaping able to provide needed shade in an area with high heat island impacts and the buffering landscaping adequately screens the site. Finally, the development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used infill lots. With the denial of the access to Broadalbin Drive, staff can support the design reviews.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in departure distance for the Broadalbin Drive commercial driveway. The applicant has worked with staff to provide addition throat depth helping vehicles to safely exit the right-of-way to gain access to the site. Additionally, Broadalbin Drive should see minimal traffic as it ends to the south.

Staff Recommendation

Approval of the use permits, waivers of development standards #1, #2, #3b through #3e, and #4, and the design reviews; denial of waiver of development standards #3a.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Traffic control devices shall be provided to limit traffic exiting the site, through Broadalbin Drive, into the residential neighborhoods to the south;
- Provide screening on the egress gate along the western property line;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a fee-in-lieu for reduced landscaping per Section 30.04.01E may apply; that within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-501-008 & 161-06-501-009, 161-06-501-006

PROPERTY ADDRESS/ CROSS STREETS: Charleston Blvd & Broadablin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Commercial Center

PROPERTY OWNER INFORMATION

NAME: Siena 52,53,54,55,56,74,75 Holding Limited Partnership - c/o Mitch Orgon
 ADDRESS: 10655 Park Run Dr. Suite 160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144
 TELEPHONE: N/A CELL N/A EMAIL: mitch@ogronprop.com

APPLICANT INFORMATION (must match online record)

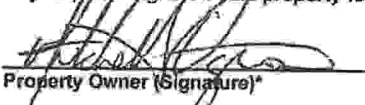
NAME: Siena 52,53,54,55,56,74,75 Holding Limited Partnership - c/o Mitch Orgon
 ADDRESS: 10655 Park Run Dr. Suite 160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # N/A
 TELEPHONE: 702-596-5611 CELL 702-596-5611 EMAIL: mitch@ogronprop.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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)*

Mitch Orgon
 Property Owner (Print)

3/5/24
 Date

<input type="checkbox"/> AG	<input type="checkbox"/> AP	<input type="checkbox"/> BT	<input type="checkbox"/> TRPT	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> JC	<input checked="" type="checkbox"/> CP
<input type="checkbox"/> AOB	<input type="checkbox"/> PL	<input type="checkbox"/> PR	<input type="checkbox"/> RL	<input type="checkbox"/> TL	<input type="checkbox"/> EP	<input type="checkbox"/> A
<input type="checkbox"/> AP-	<input checked="" type="checkbox"/> OH	<input type="checkbox"/> POU	<input type="checkbox"/> NR	<input type="checkbox"/> EM	<input type="checkbox"/> VCL	<input type="checkbox"/> C-UR

APPLICATION # (s) UC-24-0387
 PC MEETING DATE _____
 BCC MEETING DATE 9/18/24
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY [Signature]
 DATE 7/24/24
 FEES \$1,800

DATE 8/29/24

LAW OFFICE

Brown, Brown & Premsrirut

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

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

July 22, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

PLANNER
COPY
UL-24-0387

**RE: Seina 52 & 53 Holdings Limited Partnership ETAL
Charleston Boulevard and Broadalbin Drive
Justification Letter: 4101 Charleston Boulevard: Revision 5
Special Use Permits: Emergency/Urgent Care Facility, A Hotel (Transient and Non-
Transient with Kitchens); and Reduce setback to a Gasoline Station
Waivers of Development Standards: Access to a local Street; Reduced throat
depths; Alternative Off-site Standards and Reduce setback to Drive-throughs.
Design Review: For a Shopping Center with a Hotel and Emergency/Urgent Care
Facility; Alternative Parking Lot Landscaping.
Assessors' Parcel Numbers: 161-06-501-006; 161-06-501-008; 161-06-501-009.**

To Whom It May Concern:

On behalf of our Client, Seina 52 & 53 Holdings Limited Partnership ETAL., we respectfully submit this application package for a proposed shopping center consisting of three (3) restaurants with drive-through, convenience store with gasoline station, retail uses including a financial service drive-through, a hotel and emergency/urgent care facility in a Commercial General (CG) zone. The site includes three parcels with a total of 13.83 acres located within the Sunrise Manor Planning Area. The current zoning of the site is CG and was previously developed with a call center and administrative office for a bank and a retail bank building.

The area is in Community District (CD) 2 which is developed and surrounded with both residential and commercial uses in Clark County and the City of Las Vegas. The areas in the City of Las Vegas are located north across Charleston Boulevard and are single family residential subdivisions zoned R-1 and commercial developments and public uses facilities zoned P-R and C-V. The County areas are located south, east, and west of the site and zoned as follows; single family residential subdivisions zoned RS5.2 to the south, commercial developments, and a multi-family development zoned CG and RM32 to the east and commercial developments zoned CG to the west.

Project Description:

The proposed shopping center including a hotel is located on the south side of Charleston Boulevard between Sacramento Street (alignment/public access easement) to the west and Broadalbin to the east. Access to the site is from three driveways along Charleston Boulevard, which is an NDOT right-of-way. Since the site was previously developed a number of the

existing driveways along Charleston Boulevard are eliminated resulting in two provided for the site on Charleston Boulevard and a shared access driveway with the developments to the west along with two shared driveways along an existing shared access easement (Sacramento Street (alignment) along the west property line. Two additional access driveways are shown along Broadalbin Drive to the east. Both these driveways on Broadalbin Drive existed with the previous developments on the site.

The proposed shopping center is 385,603 square feet consisting of seven buildings (7) buildings, a pad site, and a structure for a bank cash dispenser. Four of the buildings and the pad site front Charleston Boulevard and are numbered from west to east; Building "1" is located along a portion of the westernmost portion of the site is a 5,244 square restaurant with a drive-through (Chick fil), "Building "2" is a 5,200 square foot retail/convenience store with a gasoline station/canopy; "Building "3" is a 1,809 square foot restaurant with drive-thru (Pink Box). The area reserved for Building 4 is a pad site and has no specific user at this point. Building "5" is the easternmost building and is an Emergency/Urgent Care Facility and is 10,100 square feet. The bank cash point structure and drive-through is located south of the healthcare facility. The proposed hotel with an office and amenities building "club house" is along the southern portion of the site and takes up almost 50% of the site. The gasoline station and drive-throughs for the restaurants along the northern portion of the site are approximately 160 to 170 south of the residential developments to the north across Charleston Boulevard. The drive-through for the Chickfil-A buildings is located a minimum of 54 feet from the existing multifamily development to the southwest. The hotel (Seigel Suites) buffers and screens four (4) drive-throughs from the residential developments to the south and are minimum of 300 feet from the single residential development. A children's playground and separate dog park is provided for the hotel and are located northeast of the hotel buildings. The bank structure is located between the children's playground and the dog park north of the hotel buildings.

A total of 559 parking spaces are provided, where 316 parking spaces are required, which is more than the 15% allowable increase in parking allowed for the shopping center. Twelve (12) handicap accessible spaces and eight (8) bicycle spaces are provided. A total of four (4) trash enclosures are provided, screened, and buffered the proposed office/retail building along the east property line. The trash enclosures are designed to match the materials and colors of the buildings of the shopping center. Four (4) loading zones are located approximately 91 feet from the west property line and are screened. An eight (8) foot high wall is proposed along the east property line and its construction will comply with the required Code requirement.

Landscaping:

A minimum 10 foot wide landscaping area adjacent to an existing attached sidewalk is depicted along Charleston Boulevard. A minimum 15 foot wide landscape area is depicted along the south property line to buffer and screen the residential use to the south. A minimum 15 foot wide landscape area is depicted adjacent to an existing attached sidewalk along Broadalbin Drive. A

minimum 13 foot 4 inches wide landscape buffer is provided along a portion of the west property line to buffer the existing multi-family residential development.

Elevations:

The following are the heights of the seven (7) buildings proposed on the site: Building "1" The Chickfil-A is up to 23 feet to the top of the parapet. Building "2" the Circle K is up to 23 feet high to the top of the parapet high with the canopy at a height up to 18.5 feet. Building "3" the Pink Box is up to 22.5 feet high up to the parapet. Building "5" the HCA Emergency/Urgent Care facility is up to 28.5 feet high. Building "7" The hotel (Seigel Suites) is up to 49 feet 8 inches high and its "club house" Building "6" is up to 23.2 feet high. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors. The architectural design features, fenestrations and articulations for each building defer because most of the uses are specific brands that have specific design features and color schemes, but each comply with the design standards for a nonresidential development.

Floor Plans:

The following are the plans for the various buildings; Building "1" is 5,244 square feet a with floor plan provided which is typical for the brand. Building "2" is a 5,200 retail/convenience store with a floor plan that is typical for the brand. Buildings "3" is 1,809 square feet with a floor plan typical for the brand when it is only a drive-thru with no internal seat down area. Building "5" is 10,100 square feet with a floor plan showing areas typical for an emergency/urgent care facility. Building "6" is 3,195 square feet which is "clubhouse for the hotel. Building "7" is the Hotel which has 283,283 square feet and the floor plans depict both one and two room suites with kitchens and other amenities such as a laundry room. The hotel rooms range from 440 square feet to 675 square feet.


Sustainability Provisions Table:

The design of the future building on pad site 'C' will be required to provide shade on the south and west exposures to gain an additional sustainability point for the entire project.

LAW OFFICE

Brown, Brown & Premisrut

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REQUIREMENT	POINTS
 <p>DEPARTMENT OF COMPREHENSIVE PLANNING SUSTAINABILITY PROVISIONS DEVELOPMENT TYPE: MULTI-FAMILY (5 PTS.) / NON-RESIDENTIAL (7 PTS.) §30.04.03 & SUSTAINABILITY OPTIONS POINTS</p>	
● TREES: 10% MORE THAN REQUIRED BY TITLE. (1 FT.)	1
● WATER EFFICIENT PLANTING: 95% OR MORE OF PLANTS HAVE LOW OR VERY LOW WATER NEEDS. (1 FT.)	1
● LANDSCAPE BUFFER: EXCEED REQUIRED BUFFER WIDTH BY 10% (1/2 PT) OR EXCEED BUFFER WIDTH BY 20%. (1 FT.)	1
PARKING LOT TREE CANOPY: MATURE TREE CANOPIES COVER AT LEAST 30% OF PAVED PARKING. (1 FT.)	
PARKING LOT SOLAR: SOLAR COVERS AT LEAST 50% OF THE PAVED AREA (2 PTS) OR BETWEEN 20% AND 50% FOR 1 POINT.	
MOJAVE NATIVE PLANTS PROTECTION FOR GREATER THAN 5% OF DEVELOPMENT FOOTPRINT. (1 FT.)	
MOJAVE NATIVE PLANTS RESTORATION OF PRE-DEVELOPMENT NATIVE MOJAVE LANDSCAPING EQUAL TO OR GREATER THAN THE AREA DISTURBED. (1/2 FT.)	
ENERGY CONSERVATION(SOLAR GAINS): PLANTING SOUTH AND WEST SIDES OF THE BUILDING. (1/2 FT.)	
● COOL ROOFS: SRI <75 FOR LOW SLOPED ROOFS & 129 FOR STEEP SLOPED ROOFS (1 FT.)	1
BUILDING ORIENTATION: ORIENT ROOFS WITHIN 30° OF TRUE EAST-WEST & FLAT OR SLOPED TO THE SOUTH. (1 FT.)	
● SHADE STRUCTURES OVER 50% OF SOUTHWEST FACING WINDOWS & DOORS WITH AWNINGS/ SHADE STRUCTURES (1 POINT). EACH 20% AFTER (1 FT.)	2
AMENITY ZONE SHADE STRUCTURES PROVIDED FOR SIDEWALKS OR BUILDING ADJACENT TO AMENITY ZONE. (1/2 FT.)	
SHADED WALKWAYS PROVIDED FOR AT LEAST 60% OF ALL BUILDING FACADES ADJACENT TO STREETS, DRIVE AISLES, AND GATHERING AND PARKING AREAS (1 FT). EACH ADDITIONAL 10% PROVIDED (1 FT.)	
● DAYLIGHTING STRATEGIES: DAYLIGHTING STRATEGIES PROVIDED TO MINIMIZE ARTIFICIAL LIGHTING. (1/2 FT.)	.5
MULTIPLE FAMILY VENTILATION WITH FLOOR TO CEILING HEIGHTS OF 9 FEET ON ALL FLOORS IS PROVIDED. (1/2 FT.)	
NON-RESIDENTIAL VENTILATION: WITH FLOOR TO CEILING HEIGHTS OF 11 FEET ON ALL FLOORS IS PROVIDED. (1/2 FT.)	
● LOW-EMISSIVITY GLASS PROVIDED ON ALL SOUTH & WEST FACING WINDOWS. (1/2 PT)	.5
ADA RAMP/BUILDING ENTRANCE SHADING WITH AWNING OR PORTICO OR OTHER DEVICE. (1/2 FT.)	
ALTERNATIVE ENERGY: (2 PTS) PROVIDE ONE COVER 70% ROOF AREA IN SOLAR OR ON-SITE SOLAR GENERATES 100% OF PROJECTS ENERGY OR BATTERY BACKUP IS PROVIDED.	
TOTAL POINTS:	7.0
DETERMINED BY STAFF	SUSTAINABILITY COMPLIANT: Y/N
DETERMINED BY STAFF	INCENTIVES ALLOWED: Y/N

OWNER/APPLICANT SHALL BE AWARE NEW DEVELOPMENT SHALL INCORPORATE SUSTAINABILITY MEASURES INTO THE PROJECT TO ACHIEVE A MINIMUM NUMBER OF POINTS AS OUTLINED IN SECTION 30.04.03. MULTI-FAMILY RESIDENTIAL DEVELOPMENTS MUST ACHIEVE AT LEAST 3 POINTS AND NONRESIDENTIAL DEVELOPMENTS MUST ACHIEVE AT LEAST 7 POINTS. COMPLIANCE WITH SECTION 30.04.03 WILL BE CONDUCTED DURING THE REVIEW OF AN APPLICABLE LAND USE APPLICATION AND BUILDING PERMITS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THE STANDARDS IDENTIFIED DURING THE LAND USE APPLICATION PROCESS WILL BE IMPLEMENTED IN THE FINAL BUILDING DESIGN. ANY CHANGES TO SUSTAINABILITY MEASURES AFTER APPROVAL OF A LAND USE APPLICATION MAY RESULT IN A DELAY IN THE ISSUANCE OF APPLICABLE PERMITS AND THE NEED FOR A NEW LAND USE APPLICATION. NO POINTS AWARDED FOR COMPLIANCE WITH STANDARDS THAT ARE OTHERWISE REQUIRED BY TITLE 30.

OWNER / APPLICANT DECLARES THE INFORMATION PROVIDED AND STATEMENTS MADE AS PART OF THIS APPLICATION ARE TRUE AND CORRECT.

SIGNATURE: *David Premisrut* DATE: 4.16.2024

ALTERNATIVE COMPLIANCE

SUSTAINABILITY OPTIONS THAT DIFFER FROM THOSE SPECIFIED ABOVE MAY BE CONSIDERED. THE BOARD OR COMMISSION WILL DETERMINE IF THE ALTERNATIVE COMPLIANCE PROPOSAL IS BENEFICIAL TO ACHIEVING THE LAND DEVELOPMENT POLICIES OF THE COUNTY. SUCH REQUESTS SHALL BE APPROVED AS DESCRIBED IN §30.06.05B, DESIGN REVIEW, SUBJECT TO FINDING THAT THE ALTERNATIVE STANDARDS WILL:

- i. RESULT IN DEVELOPMENT THAT IS AS SUSTAINABLE OR AS LOW IN IMPACT AS DEVELOPMENT IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION WOULD BE.
- ii. RECOGNIZE AND ENCOURAGE NEW AND INNOVATIVE SUSTAINABILITY MEASURES WITH AN OUTCOME SIMILAR OR SUPERIOR TO THAT ANTICIPATED BY THE REQUIREMENTS OF THIS CHAPTER.
- iii. THE ALTERNATIVE STANDARDS WILL RESULT IN DEVELOPMENT MEETING OR EXCEEDING ALL OTHER REQUIREMENTS OF THIS TITLE.

Signage is not a part of this application.

The following are the required applications for the project.

Special Use Permits:

1. Emergency/Urgent Care Facility:

Justification:

There are no hospitals or emergency care facilities in close proximity to these areas, therefore, this proposed facility is a service and amenity that is needed in the area to enhance the quality of life for the residents of the area.

2. A Hotel (Transient and Non-Transient with Kitchens in rooms):

Justification:

This type of hotel provides both needed hotel use and non-traditional accommodation for this area. The non-transient use non-traditional residential accommodation, which is a needed use in this area.

3. Reduce the setback to a gasoline station to a minimum of 100 feet where a 200 foot setback is required.

Justification:

This reduction is minimal because although the use is 100 feet south of Charleston Boulevard and the residences the gas canopy is actually a minimum of 167.5 feet from the residential use. Therefore, the reduction is only a maximum of 32.5 feet and since the use is across an arterial the landscaping provided along the street will screen and buffer the use and mitigate any noise and environmental concerns.

Waivers of Development Standards:

1. a. Reduce the setbacks to drive-throughs from the residential development/uses to the north to a maximum of 167 feet 10 inches where 200 feet is the standard.

Justification:

The drive-throughs for the restaurants along the street frontage are separated by Charleston Boulevard which is an arterial street which is a minimum of 100 feet in this area, therefore, the drive-throughs will not impact the residences. There is a high volume of traffic in this area, therefore, the traffic noise actually mitigates noise from the drive-throughs, in addition to the landscaping along the street which screens and buffers the residential uses from the street. The

call boxes, pay and pick-up windows are all set back farther south of the residences development which will also reduce noise, environmental and visual impact for the residential use.

b. Reduce the setback to a drive-through (Chickfil-A) from the residential development to the southwest to 54 where 200 feet is the standard.

Justification:

The proposed drive-through is a minimum of 54 feet from the existing multifamily development to the southwest but will not create additional noise because there is another restaurant to the immediate north of the multifamily development. The subject drive-through lane is located across a wide access drive from the multifamily development. The call boxes, pay and pick-up windows are all set farther north of the multifamily developments which will also reduce noise, environmental and visual impact for the residential use.

2. Permit access to a local Street (Broadalbin Street Drive).

Justification:

This waiver is necessary to allow direct access (ingress/egress) to the site from the local street (Broadalbin Drive) to serve the residential area to the south and east. This direct access from the areas to the east is a safe way for residents to access the site without accessing Charleston Avenue and attempting unsafe U-turns to access the site. This also provides optimum on-site circulation which allows neighborhood traffic to access the site without accessing Charleston Boulevard, which is an arterial is planned for high volumes of traffic, to accommodate development in the area. This additional access will help reduce the conflicts on Charleston Boulevard. Allowing access to the street for safety reasons is reasonable in this case, to provide access for the neighbors in the immediate area, to deter and or reduce unsafe maneuvers in both streets and reduce vehicular conflicts on Charleston Boulevard and Broadalbin Drive.

3. Reduce the departure distance for the northern driveway on Broadalbin Drive to 142 feet 7 inches where a departure distance of 190 feet is required.

Justification:

The location of the northern driveway Broadalbin Drive will not impact the intersection. This driveway is located farther south than the previous driveway to the parcel for the demolished building on this area of the site. Additionally, there are a total of six driveway access points to the site with vehicular traffic access distributed from various directions, therefore, reducing impact on any one driveway or to the adjacent rights-of-way.

4. a. Reduce the throat depth for the northern driveway on Broadalbin Drive 19.4 feet (north) and 87 feet (south) where 100 feet is required.

- b. Reduce the throat depth for the southern driveway on Broadalbin to 83 feet 4 inches (north) and 72 feet 9 inches (south) where 100 feet is required.**

Justification:

The requests to reduce the throat depth on Broadalbin Drive will not impact ingress and egress to the site because of three driveways on Charleston Avenue that provide access to the site. The existing access easement on the west side of the site also allows for the two additional access driveways to the site, therefore, distributing the vehicular traffic entering and exiting the site which improves overall access to the site and also improves onsite circulation within the shopping center and to the hotel.

- 5. Reduce portions of the required buffer and intense landscaping adjacent to the west property line to 13 feet 4 inches where a 15 foot buffer and intense landscaping is required.**

Justification:

A 13 foot 4 inch area with two rows of off-set landscaping is provided along the west property line to buffer the apartments. The apartments are located west of an existing utility and access easement/drive. The hotel building is located more than 58 feet from the existing multi-family (apartment) and is buffered by the 30 foot wide utility and access easement/drive and will therefore not be impacted by the hotel.

- 6. Reduce a portion of the required height step back for the hotel on the south and west property lines.**

Justification:

The hotel is located 149 feet 1 inch from the south property line and is buffered by the required 15 foot buffer as well as three areas of parking lot landscaping. The first 35 feet of the hotel is set back as required by Code. The intrusion occurs above 35 feet (a 14 feet 8 inches height area) which does not impact the residences because the hotel is setback 149 feet 1 inch from the south property line. Along the west property line the hotel building is located more than 58 feet from the existing multi-family (apartment) and is buffered by the 30 foot wide utility and access easement/drive and will therefore, the multifamily buildings will not be impacted by the hotel.

Design Reviews:

- 1. A shopping center consisting of seven buildings: hotel, emergency/urgent care facility, restaurants with drive-throughs.**
- 2. Allow alternative designs for the buildings that do not have entrances facing the streets.**

Justification:

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

The buildings along Charleston Boulevard consists of various branded uses and designs with side entries as a signature for the brand. While most of the buildings front Charleston Boulevard a couple of the buildings side onto Charleston but this does not impact the overall design of the shopping center but provides a variation in the orientation of the building that enhances the street frontage.

3. Reduce parking lot landscaping and allow an alternative design for the parking lot.

Justification:

The design as proposed is appropriate for the project to allow the optimum circulation for the site.

The proposed shopping center is a community serving use with customers drawn from the immediate area. This is an infill and redevelopment of previously developed parcels. The previous buildings which consisted of a call center and retail bank location for Bank of America were vacant for a number of years and attracted the homeless to the parcels and negatively impacted the quality of life for the residents in the area. The are demolished to allow for the redevelopment of a site which will eliminate the homeless issues in the area. Additionally, the uses proposed were researched to ensure that the provided are needed in the area. This proposed development will enhance and improve the immediate area.

We appreciate your review of this application and look forward to your comments to complete the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:

TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-06-501-006; 161-06-501-008; 161-06-501-009

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.12
- Project Type: Commercial subdivision
- Number of Lots: 1

The plan depicts a 1 lot commercial subdivision. The map shows that an existing bank building located in the northeast portion of the site will be removed. Access to the site will be provided by commercial driveways along Charleston Boulevard to the north, Broadalbin Drive to the east, and a 32 foot wide public access easement that follows the alignment of Sacramento Drive to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0711	Reclassified the site from C-1 to C-2 zoning for a future development	Approved by BCC	February 2022
UC-0446-16	Increased the height and allowed new power poles	Approved by PC	August 2016
UC-1820-00	Replaced a wooden power pole with a tubular steel pole	Approved by PC	January 2001
VC-1776-94	Reduced setbacks for a bank operation building - expired	Approved by PC	December 1994

Prior Land Use Requests

Application Number	Request	Action	Date
VC-156-89	Allowed a 10 foot high chain-link fence and automobile impound lot in conjunction with a bank operations building - expired	Approved by PC	April 1989
AC-055-89	Allowed a 2,600 square foot truck and loading area and vault addition to an existing bank operation building - expired	Approved by PC	April 1989
AC-141-88	Constructed a 2 story, 41,000 square foot office and bank operations building - expired	Approved by PC	July 1988
ZC-3-87	Reclassified the site from R-E and R-2 zoning to C-1 zoning for a 540 space parking lot - expired	Approved by BCC	February 1987
AC-162-80	Constructed an 80 square foot ATM building - expired	Approved by PC	November 1980
AC-062-79	Constructed a 16,000 square foot warehouse addition to an existing bank operations center - expired	Approved by PC	May 1979
AC-020-77	Allowed the construction of a 1,500 square foot bank	Approved by PC	May 1977
AC-052-76	Allowed an addition to a bank operations center - expired	Approved by PC	September 1976
ZC-0123-71	Reclassified the site from R-E to C-1 zoning for a bank operations center - expired	Approved by BCC	October 1971

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1, R-R, C-1, & C-V	Single-family residential & offices
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	CG & RM32	Shopping center & multi-family residential

Related Applications

Application Number	Request
UC-24-0387	A use permit for a 5 building shopping center and transient and non-transient hotel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the accompanying design review. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MITCH OGRON

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-501-008 & 161-06-501-009, 161-06-501-006

PROPERTY ADDRESS/ CROSS STREETS: Charleston Blvd & Broadablin Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Commercial Center

PROPERTY OWNER INFORMATION

NAME: Siena 52,53,54,55,56,74,75 Holding Limited Partnership - c/o Mitch Ogron
 ADDRESS: 10655 Park Run Dr. Suite 160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144
 TELEPHONE: N/A CELL N/A EMAIL: mitch@ogronprop.com

APPLICANT INFORMATION (must match online record)

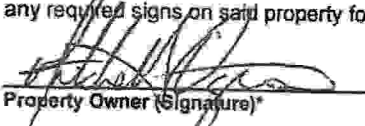
NAME: Siena 52,53,54,55,56,74,75 Holding Limited Partnership - c/o Mitch Ogron
 ADDRESS: 10655 Park Run Dr. Suite 160
 CITY: Las Vegas STATE: NV ZIP CODE: 89144 REF CONTACT ID # N/A
 TELEPHONE: 702-596-5611 CELL 702-596-5611 EMAIL: mitch@ogronprop.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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


 Property Owner (Signature)*

Mitch Ogron
 Property Owner (Print)

3/5/24
 Date

DEPARTMENT OF COMPREHENSIVE PLANNING

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|--------------------------------|---|------------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AD | <input type="checkbox"/> FT | <input type="checkbox"/> PLAND | <input type="checkbox"/> SN | <input type="checkbox"/> LIC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AN | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> A |
| <input type="checkbox"/> AL | <input type="checkbox"/> TR | <input type="checkbox"/> FSD | <input type="checkbox"/> MDR | <input checked="" type="checkbox"/> TPA | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) TW-24-500076

ACCEPTED BY HW

PC MEETING DATE _____

DATE 7/24/24

BCC MEETING DATE 8/19/24

FEES \$750

TAB/CAC LOCATION Sunrise Manor

DATE 8/29/24

09/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0397-CIRCLE K STORES, INC:

ZONE CHANGE to reclassify 0.85 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor (description on file). TS/rr (For possible action)

RELATED INFORMATION:

APN:

161-06-402-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3401 Boulder Highway
- Site Acreage: 0.85
- Existing Land Use: Gas station and convenience store

Applicant's Justification

The applicant is requesting a conforming zone change from H-2 to CG to conform with the adjacent parcel, APN 161-06-402-002, which is under the same ownership and is currently zoned CG. The applicant intends to combine the parcels, demolish the existing gas station and convenience store on APN 161-06-402-001, and rebuild a new store and gas station across the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0827-96	Exception for the finished floor elevation for a convenience store	Approved by PC	June 1996
UC-1762-95	Convenience store with gas station in H-2 zone	Approved by PC	November 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Vehicle sales, vehicle repair, & retail
South & East	Corridor Mixed-Use	CG	Undeveloped
West	Corridor Mixed-Use	CG	Retail

Related Applications

Application Number	Request
WS-24-0398	A waiver of development standards and design review for a convenience store with a gas station is a companion item on this agenda.
TM-24-500080	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The current zone, H-2, is not a part of the new Title 30 and is being phased out as new development occurs, and appropriate zoning is applied based on the Master Plan land use designations. The existing land use in the Master Plan for the subject site is Corridor Mixed-Use which supports a mix of retail, restaurants, office, service commercial, entertainment, and other professional services. The requested zone, CG, is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The CG zone conforms to the Corridor Mixed-Use land use designation. Additionally, most of the surrounding area is already zoned CG. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

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:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0348-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

CONTACT: CINDY VAUGHN, ODYSSEY SERVICES GROUP, 9540 GARLAND ROAD,
SUITE 381-188, DALLAS, TX 75218

DRAFT

09/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0398-CIRCLE K STORES, INC.:

WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.

DESIGN REVIEW for a gas station and convenience store on 3.01 acres in a CG (Commercial General) Zone.

Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor. TS/rr/syp (For possible action)

RELATED INFORMATION:

APN:

161-06-402-001; 161-06-402-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the minimum throat depth for a driveway on Sahara Avenue to 10 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
- b. Reduce the minimum departure distance for a driveway on Sahara Avenue to 86 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 54.7% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3401 & 3421 Boulder Highway
- Site Acreage: 3.01
- Project Type: Gas station with convenience store
- Number of Lots: 1
- Number of Stories: 1
- Building Height (feet): 23 (convenience store)/18.5 (gas station canopy)
- Square Feet: 5,200 (convenience store)/4,608 (gas station canopy)
- Parking Required/Provided: 16/26
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan indicates a 5,200 square foot convenience store with a separate 4,608 square foot gas station canopy with 7 fuel dispensing pumps. An existing convenience store and gas station on APN 161-06-402-001 at the corner of Sahara Avenue and Boulder Highway is proposed to be

demolished. Access to the site is provided by an existing driveway on Boulder Highway. There are also 3 existing driveways on Sahara Avenue. The driveway closest to the intersection will be closed and the existing driveways to the east are proposed to be rebuilt to current commercial driveway standards. The convenience store is located near the center of the site with the gas station canopy located approximately 55 feet from the right-of-way line for Boulder Highway and 77.6 feet from the right-of-way line for Sahara Avenue. Parking is proposed along the north, south, and west sides of the store. A parking demand study has been provided to support having 26 parking spaces on the site which exceeds the minimum number of 16 parking spaces by more than 15%. The parking spaces include 1 ADA space and 1 EV parking space. A loading area is shown on the southeast side of the building. A bicycle rack is located near the northeast corner, and a trash enclosure painted with complementary colors is located near the southeastern corner of the convenience store.

Landscaping

An alternative landscape plan has been provided which indicates street landscaping along Boulder Highway and Sahara Avenue in landscape strips located behind existing attached sidewalks which are proposed to remain in place. All plants proposed are drought-tolerant per the SNWA/SNRPC Plant List. Large trees are indicated along Sahara Avenue spaced typically 30 feet apart, while small trees spaced 10 feet apart are indicated along Boulder Highway, except where an electric utility easement conflicts to the south of the driveway. The plan proposes to replace the 5 small trees that would have otherwise been located within the easement area with 5 medium trees located elsewhere on the site. Medium trees are also provided within the parking areas. Several existing palms trees are proposed to be removed.

Elevations

The plans indicate a convenience store, 23 feet in height, with enhanced architectural elements and the use of a variety of materials and colors. The façade is proposed to include CMU split-face block and stone with a range of tan, beige, and brown colors, anodized window framing, insulated clear glass, and spandrel glass. The building will feature 3 foot deep awnings and a 3 foot 6 inch architectural projection above the building entrances. Rooftop mechanical units are proposed to be hidden from view of the streets by rooftop parapets. The gas station canopy is 18 feet 6 inches in height and is proposed to have stone veneers around the columns that appear similar to the materials on the convenience store. The side of the canopy roof is proposed to have an elastomeric coating.

Floor Plan

The plan indicates a 3,200 square foot convenience store with an entrance facing Boulder Highway with a double door entrance facing Sahara Avenue. The plan indicates a sales area, cashier area, walk-in coolers, food prep area, back room, storage area, cold vault, walk-in freezer, and restrooms within the building.

Applicant's Justification

The applicant states the proposed project to construct a convenience store with gasoline pumps is an ideal use for a high traffic volume intersection. The applicant states the site is within convenient proximity to residential areas to provide needed shopping and services, but distant enough not to impact the quality of life for residents in their neighborhoods. The applicant states

that the redevelopment of the site will bring a new and aesthetically pleasing facility along the highly traveled Boulder Highway.

Prior Land Use Requests (APN 161-06-402-001)

Application Number	Request	Action	Date
WT-0827-96	Exception for the finished floor elevation for a convenience store	Approved by PC	June 1996
UC-1762-95	Convenience store with gas station in H-2 zone	Approved by PC	November 1995

Prior Land Use Requests (APN 161-06-402-002)

Application Number	Request	Action	Date
ZC-0838-07	Reclassified from H-2 to C-2 zoning with use permit for automobile sales, auction, and auto auction facility	Approved by BCC	September 2007
DR-1305-00	Constructed 2 buildings and renovations to existing shopping center	Approved by PC	September 2000
UC-0871-96	Allowed an amusement arcade in a bar in a shopping center	Approved by PC	June 1996
UC-0805-94	Live entertainment within a restaurant and bar in a shopping center	Approved by PC	June 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Vehicle sales, vehicle repair, & retail
South & East	Corridor Mixed-Use	CG	Warehouse building with parking areas
West	Corridor Mixed-Use	CG	Retail

Related Applications

Application Number	Request
ZC-24-0397	A zone change to reclassify a portion of the site from H-2 to a CG zone is a companion item on this agenda.
TM-24-500080	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

The applicant has proposed an alternative landscape plan per Section 30.04.01E.1 due to the presence of a NV Energy easement for an overhead power line along a portion of Boulder Highway. The applicant proposes a modified tree planting plan to ensure compliance and avoid any conflicts with the existing overhead transmission lines within the easement. The plan proposes to replace the 5 small street trees that would have otherwise been located within the easement area with 5 medium trees located elsewhere on the site. Five gallon shrubs are proposed to be planted within the easement areas and elsewhere along the street.

Building materials include the use of CMU split-face block and stone veneer. The building facades feature changes in surface colors and materials with roofline variations and architectural projections. The customer entrances face both streets with awnings and architectural projections above the doors and all windows. There is existing cross access to the properties to the east. Pedestrian connectivity is provided between the public sidewalk along Boulder Highway and Sahara Avenue and the building entrances with a walkway using enhanced materials across the parking area. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties in the surrounding area. The design of the parking areas, including loading areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff can support this request and recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request to reduce the throat depth and departure distance for the westernmost driveway on Sahara Avenue. The applicant has reduced the potential conflicts by closing the driveway closest to the intersection, and provided drivers more distance before they encounter any conflicting parking spaces. Additionally, the 3 driveways should see equal use, further mitigating potential impacts from the reductions.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0348-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

CONTACT: CINDY VAUGHN, ODYSSEY SERVICES GROUP, 9540 GARLAND ROAD, SUITE 381-188, DALLAS, TX 75218



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-402-001 & 161-06-402-002

PROPERTY ADDRESS/ CROSS STREETS: CK @ 3401 Boulder Hwy & Sahara Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed construction of a new 5,200 square foot retail convenience store and a 4,608 square foot fuel canopy with 7 gasoline dispensing pumps on approximately 3 acres located at the SEC of Sahara Avenue & Boulder Highway. The proposed project includes rezoning, design review, and waiver of standards in conjunction with a tentative map.

PROPERTY OWNER INFORMATION

NAME: Circle K Stores Inc.
 ADDRESS: 1120 W. Warner Rd
 CITY: Tempe STATE: AZ ZIP CODE: 85284
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Circle K Stores Inc.
 ADDRESS: 1120 W. Warner Rd
 CITY: Tempe STATE: AZ ZIP CODE: 85284 REF CONTACT ID # _____
 TELEPHONE: 214-343-9400 CELL _____ EMAIL: sbaker@dimensiongroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: CIVIL 360 pLanning & Engineering
 ADDRESS: 6490 W. Desert Inn Rd
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-899-6068 CELL _____ EMAIL: processing@civil360lv.com

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

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

Danielle Burgess
 Property Owner (Signature)

Danielle Burgess
 Property Owner (Print)

5/6/2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
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APPLICATION # (s) WS-29-0398

ACCEPTED BY RR

PC MEETING DATE 9-17-24

DATE 7-24-24

BCC MEETING DATE 10-16-24

FEES \$1300.00

TAB/CAC LOCATION SUNRISE MANOR DATE 8-29-24



May 22, 2024

Clark County Comprehensive Planning
Department 500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

RE: Circle K at the SEC of Sahara Avenue and Boulder Highway (APN: 161-06-401-001 & -002)
Justification Letter – Zone Change, Design Review, and Waiver of Development Stds.

To Whom It May Concern,

Project Description

Circle K Stores, Inc. proposes the construction of a new 5,200 square foot retail convenience store and a 4,608 square foot fuel canopy providing 7 gasoline dispensing pumps on approximately 3 acres. The property is located at the southeast corner of Sahara Avenue and Boulder Highway as shown in the aerial photo below and is more specifically identified as APNs 161-06-401-001 and 161-06-402-002.



PLANNER COPY



Intent of Application

This application is for Rezoning, Design Review, and Waiver of Standards in conjunction with a Tentative Map Package. Circle K intends to sell beer, wine and spirits as well as having restricted gaming at this location. The purpose of this application is to demonstrate how the project meets the criteria as established by Clark County.

The existing convenience store and fuel pump canopy on the corner parcel will be demolished to make way for the new improvements. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.

A Commercial Subdivision is intended for the combination of the two parcels. In addition to the proposed Circle K project, two additional parcels will be created for future commercial development.

Conforming Zone Change

Circle K Stores Inc requests a Conforming Zone Change for the parcel APN 161-06-402-001, from H-2, Highway Commercial, to CG, Commercial General to conform with the adjacent parcel also owned by Circle K, APN 161-06-402-002. These parcels, located at the southeast corner of Boulder Hwy & Sahara Ave, and will be combined into one parcel with the intent of demolishing an existing Circle K convenience store and fuel stations, and building a modern, new store and fuel station, and parceling out the remainder of the lot combination into smaller parcels for future development. A Tentative Map is associated with this project's entitlements.

Design Review

The project consists of a 5,200 sq ft convenience store with a 4,608 sq ft canopy over 7 fuel-dispensing pumps. This Circle K will be operated 24 hours per day, 7 days a week. The store will be staffed with approximately 3 to 8 employees depending on the shift.

Architectural Design

The proposed building will be one (1) story with a maximum height of twenty-three (23) feet. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project. The canopy is designed to include vivid colors.



Circulation and Accessibility

Accessibility

The proposed site will be accessed by three driveways, one on Boulder Highway and two on Sahara Avenue as follows:

Boulder Highway is designated as an arterial roadway. An existing access driveway off Boulder Highway will be utilized. The driveway is approximately 219 feet southeast of Sahara Avenue and will be a shared driveway with the other future developments of the parcel.

Sahara Avenue is designated as an arterial roadway and there are three existing driveways that serve the two parcels. The existing driveway approximately 20 feet east of the intersection with Boulder Highway will be closed. The existing driveway approximately 100 feet east of the intersection will be rebuilt to current Clark County standards for a Commercial Development and an ADA accessible pathway will be installed along the northeastern side of the parking area and driveway, connecting the sidewalk to the northern edge of the parking lot to the convenience store. The existing driveway furthest east on Sahara Avenue will be retained and reconstructed to current Clark County standards for commercial development.

Onsite Circulation and Parking

The project will provide ample room for customer parking and vehicle maneuvering.

According to Clark County Development Standards, commercial retail uses must provide 1 parking space per 350 square feet of store space. At 5,200 square feet of store space, 15 parking spaces are required, and 24 standard parking spaces are provided plus 1 Accessible parking space and 1 EV parking space for a total of 26 spaces. Bicycle parking racks provide 4 spaces. One 10'x25' loading space is provided near the trash enclosures.

This project proposes future shared access with a driveway along the eastern side of the Circle K store. The remainder of the property will be developed under future, separate applications.

Fuel Truck Route and Fuel Delivery

Fuel delivery trucks will enter through the west driveway on Sahara, park over the fuel UST ports and deliver fuel working on passenger side for Safety. Fuel trucks will exit via the shared driveway on Boulder Highway.



Landscaping, Walls & Screening

Along the Boulder Highway frontage, the landscape plan proposes to provide drought-tolerant landscaping including green shrubs and groundcover. As there is an overhead power line along Boulder Highway, trees are not proposed for this frontage.

Parking lot landscaping will be provided every 6 spaces (max) and include at least one tree per parking island, plus additional green shrubs. The north and east frontage along Sahara Avenue property line will be landscaped with a mix of medium to large trees, as well as adding green shrubs and groundcover.

The trash enclosure will be screened with a 6-foot-high wall that will be painted with colors complementary to the store.

Lighting

All on-site lighting will be completely shielded and projected downward with warm light that possesses a color temperature below 3,000 degrees Kelvin. The freestanding luminaires will be on new 15-foot poles mounted on 3-foot concrete bases; and all canopy lighting will be recessed.

Sustainability

The proposed development project will produce a total of 7.5 Sustainability Points per Title 30 30.04.05.J. Below is a summary of the options that have been implemented with the proposed site plan:

30.04.05.J3 LANDSCAPING OPTIONS = 2 PT

Water-efficient Plantings: All trees proposed are per the Southern Nevada Water Authority & Southern Nevada Regional Planning Coalition Regional Plan List and are water-efficient. 1 pt

Parking lot trees: The site plan provides for at least 50% of paved parking to be covered by tree canopies once they reach maturity. There are 25 standard stalls (18x9) and 1 ADA stall (20x10) for a total area of 4,250 SF; and 6 medium trees (368 SF each) with a total area of 2,208 SF. The coverage is 52%, exceeding the 50% criteria. 1 pt

0.04.05.J4 BUILDING & SITE DESIGN SUSTAINABILITY OPTIONS = 5.5 PT

Cool Roof: The proposed project has added environmentally conscious elements like a cool roof system like the TP system with white color, solar reflectance of 0.79, and thermal emittance of 0.87. Refer to page 6, Roof Plan for TPO specifications. 1 pt



Shade Structures: Three (3) feet deep architectural projection for the front façade and (3) feet deep awning on the side entries of the C-store not only enhances the entry but creates the shading environment for the proposed storefront. The front façade and side entry of the store face SW direction and cover the entire length of the storefront. 100% coverage = 3 pts

Daylight Strategies: All the proposed light fixtures are LED with motion/daylight sensors to control the use of artificial lighting. 0.5 pt

Non-Residential Ventilation: The ceiling height for the sales area is 11'-0" allowing the interior space to use less artificial lighting. 0.5 pt

Low Emissivity Glass: All windows on the south-west elevation use Solar Ban glass. 0.5 pt

Waiver of Development Standards

Circle K Stores Inc. is requesting a Waiver of Development Standards for the following 2 items:

Waiver Request 1: Commercial Driveway Throat Depth

Code:	Uniform Standard Drawing No. 222.1
Request:	To reduce driveway throat depth requirement.
Justification	<p>Driveway #1 – West Driveway on Sahara Avenue Driveway #1 on Sahara Avenue will require a waiver for reduced throat depth where minimum 25-foot throat depth is required. Driveway #2 is an existing 35-foot wide driveway and is being updated to current Clark County Standards for curb radii. This driveway provides approximately 10.8-ft throat on the departure side of the driveway, and approximately 20.2-ft throat is provided on the approach side. On-site drive aisles are 30 to 37-feet wide, providing ample circulation for vehicles entering via this driveway. Vehicles entering have many turning options, to park at the store front or side, or park at the fuel pumps. Vehicles will not be impeded by the backing of parked vehicles nor vehicles stacked at the fuel pumps.</p>



Waiver Request 2: Commercial Driveway Approach Distance

Code:	Uniform Standard Drawing No. 222.1
Request:	To reduce driveway departure distance
Justification	<p>Driveway #2 – East Driveway on Sahara Avenue Driveway #2 on Sahara Avenue will require a waiver for reduced driveway departure distance where 190 feet is required. Driveway #1 is an existing 35-foot-wide driveway and is being updated to current Clark County driveway standards per Standard 222.1; this driveway proposes a departure distance of approximately 86.5 feet.</p> <p>This site is currently operating as a Circle K convenience store and gas station, and currently has two driveways on Sahara Ave: the western most driveway having a departure distance of only 26 feet. This proposed project will eliminate this existing driveway and retain the second driveway on Sahara Avenue while updating the driveway to Standard 222.1.</p> <p>Sahara Avenue at this location is divided by a median with three (3) lanes of through traffic on the south, east-bound direction. Retaining this second (eastern) driveway with direct access to Circle K will be a familiar configuration to local residents.</p>

Summary

Circle K respectfully requests your consideration and approval of the proposed Commercial (Retail) Fueling Center and Convenience Store Operation. Being located at the intersection of two minor arterial streets, this proposed project to construct a convenience store with gasoline-dispensing pumps is an ideal use for a high-volume intersection. While within convenient proximity to residential areas to provide needed shopping and services to the neighborhoods in this area, yet distant enough to not impact the quality of life for residents in their living spaces. The location of these services would not adversely affect the nearby residential areas. In conjunction with the Design Review and Waiver of Standards, this project will redevelop three lots, bringing a new and aesthetically pleasing facility along the highly traveled Boulder Highway.

Thank you in advance for your time and consideration of this new development project with application for a Design Review, Special Use Permits, and Waiver of Development Standards. We look forward to receiving the County’s feedback regarding this application.

If you have any questions or require additional information, please contact me direct at (702) 940-6942 or via email jescobedo@civil360lv.com.

Respectfully Submitted,

CIVIL 360 LLC

Jennifer L. Escobedo, P.E.

Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500080-CIRCLE K STORES, INC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.01 acres in a CG (Commercial General) Zone.

Generally located on the east side of Boulder Highway and the south side of Sahara Avenue within Sunrise Manor. TS/r/syp (For possible action)

RELATED INFORMATION:

APN:

161-06-402-001; 161-06-402-002

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3401 & 3421 Boulder Highway
- Site Acreage: 3.01
- Project Type: Commercial subdivision
- Number of Lots: 1

The plans depict a 1 lot commercial subdivision on a 3.01 acre site. The subdivision comprises 2 parcels which will be combined. The property is located at the southeast corner of Boulder Highway and Sahara Avenue and is currently developed with a convenience store and gas station nearest to the street intersection. The site is currently accessed from 2 driveways on Boulder Highway and 3 driveways on Sahara Avenue. The westernmost driveway on Sahara Avenue nearest the intersection is proposed to be closed with the redevelopment of the site and the other 2 driveways along this street will be rebuilt to commercial standards.

Prior Land Use Requests (APN 161-06-402-001)

Application Number	Request	Action	Date
WT-0827-96	Exception for the finished floor elevation for a convenience store	Approved by PC	June 1996
UC-1762-95	Convenience store with gas station in H-2 zone	Approved by PC	November 1995

Prior Land Use Requests (APN 161-06-402-002)

Application Number	Request	Action	Date
ZC-0838-07	Reclassified from H-2 to C-2 zoning with use permit for automobile sales, auction, and auto auction facility	Approved by BCC	September 2007
DR-1305-00	Constructed 2 buildings and renovations to an existing shopping center	Approved by PC	September 2000
UC-0871-96	Allowed an amusement arcade in a bar in a shopping center	Approved by PC	June 1996
UC-0805-94	Live entertainment within a restaurant and bar in a shopping center	Approved by PC	June 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Vehicle sales, vehicle repair, & retail
South & East	Corridor Mixed-Use	CG	Undeveloped
West	Corridor Mixed-Use	CG	Retail

Related Applications

Application Number	Request
ZC-24-0397	A zone change to reclassify a portion of the site from H-2 to a CG zone is a companion item on this agenda.
WS-24-0398	A waiver of development standards and design review for a convenience store with a gas station is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

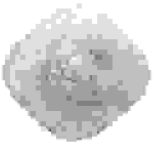
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0348-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: CIRCLE K STORES, INC.

CONTACT: CINDY VAUGHN, ODYSSEY SERVICES GROUP, 9540 GARLAND ROAD,
SUITE 381-188, DALLAS, TX 75218



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-06-402-001 & 161-06-402-002

PROPERTY ADDRESS/ CROSS STREETS: CK @ 3401 Boulder Hwy & Sahara Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed construction of a new 5,200 square foot retail convenience store and a 4,608 square foot fuel canopy with 7 gasoline dispensing pumps on approximately 3 acres located at the SEC of Sahara Avenue & Boulder Highway. The proposed project includes rezoning, design review, and waiver of standards in conjunction with a tentative map.

PROPERTY OWNER INFORMATION

NAME: Circle K Stores Inc.
 ADDRESS: 1120 W. Warner Rd
 CITY: Tempe STATE: AZ ZIP CODE: 85284
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

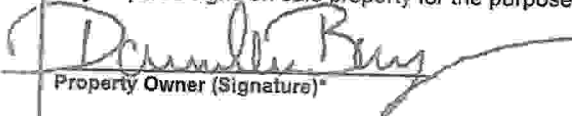
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 TELEPHONE: 214-343-9400 CELL _____ EMAIL: sbaker@dimensiongroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: CIVIL 360 pLanning & Engineering
 ADDRESS: 6490 W. Desert Inn Rd
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-899-6068 CELL _____ EMAIL: processing@civil360lv.com

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

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


 Property Owner (Signature)*

Danielle Burgess
 Property Owner (Print)

5/6/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500080

ACCEPTED BY PCR

PC MEETING DATE 9-17-24

DATE 7-24-24

BCC MEETING DATE 10-16-24

FEES \$750.00

TAB/CAC LOCATION SUNRISE MANOR DATE 8-29-24