



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 10, 2020

6:30pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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

Secretary: Secretary Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto:jillniko@hotmail.com)

County Liaison(s): Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov) Kelly Benavidez [kdb@ClarkCountyNV.gov](mailto:kdb@ClarkCountyNV.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for August 27, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS  
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for September 10, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)

VI. Planning and Zoning

**10/06/20 PC**

1. **UC-20-0349-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**  
**USE PERMITS** for the following: **1)** convenience store; **2)** alcohol sales, beer and wine - packaged only; and **3)** alcohol sales, liquor - packaged only.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** allow vertical metal siding; and **3)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** a convenience store with gasoline station on a portion of 17.8 acres in a M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located on the northeast corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. MK/jt/jd (For possible action)**10/06/20 PC**
2. **VS-20-0350-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**  
**VACATE AND ABANDON** a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Colton Avenue within Sunrise Manor (description on file). MK/jt/jd (For possible action)**10/06/20 PC**
3. **UC-20-0355-CHURCH SUNRISE BIBLE:**  
**USE PERMIT** to allow a school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** setback ratio; **2)** Betty Lane approach distance; **3)** Kell Lane approach and departure distance; and **4)** throat depth.  
**DESIGN REVIEW** for a school on 3.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. LW/jor/jd (For possible action)**10/06/20 PC**
4. **VS-20-0353-CONRAD ROGERS GROUP, INC.:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Devary Lane and Kinley Drive and between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). MK/jor/jd (For possible action) **10/06/20 PC**

VII. General Business:

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action)

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: October 1, 2020.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov>

**BOARD OF COUNTY COMMISSIONERS**

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

Planning & Zoning

09/15/20 PC

1. **TM-20-500114-CAREY-LAMONT PROPERTIES, LLC:**  
**TENTATIVE MAP** for a 1 lot industrial subdivision on 9.8 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. MK/md/jd (For possible action)  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 5-0**

09/16/20 BCC

2. **AR-20-400082 (NZC-0097-17) -GREYSTONE NEVADA, LLC:**  
**ZONE CHANGE SECOND APPLICATION FOR REVIEW** to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor. MK/jgh/jd (For possible action)  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations (there was confusion about lot size & type of housing).**  
**Vote: 5-0**

VII. General Business:

Review FY 2020 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). (For possible action). Board members explained the request to the neighbors present. Budget request will be placed on the next agenda to give them a chance to make suggestions.

VIII. Public Comment: There was a question about a running path on Los Feliz as well As Carey St. Mr. Martinez informed the neighbors is there are any questions re: streets/construction The "history" of streets in Clark County can be found on: [intheworks@ClarkCountyNV.gov](mailto:intheworks@ClarkCountyNV.gov)

IX. Next Meeting Date: The next regular meeting will be September 10, 2020

X. Adjournment  
The meeting was adjourned at 7:16 p.m.



## Sunrise Manor Town Advisory Board

August 27, 2020

### MINUTES

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Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of August 13, 2020 Minutes

**Moved by: Ms. Malone**

**Action: Approved**

**Vote: 4-0/ Max abstained**

IV. Approval of Agenda for August 27, 2020

**Moved by: Mr. Barbeau**

**Action: Approved**

**Vote: 5-0/Unanimous**

V. Informational Items: Ms. Martinez announced that COVID-19 testing was being held at the Fiesta Henderson, Texas Station & Boyd Stadium on September 1, 2020 6-2pm.

CONVENIENCE STORE/GASOLINE STATION  
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-20-0349-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**

**USE PERMITS** for the following: 1) convenience store; 2) alcohol sales, beer and wine - packaged only; and 3) alcohol sales, liquor - packaged only.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscaping; 2) allow vertical metal siding; and 3) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) a convenience store with gasoline station on a portion of 17.8 acres in a M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the northeast corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. MK/jt/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-08-401-001; 140-08-401-002 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the number of parking lot landscape fingers where landscape fingers are required per Figure 30.64-14.
- b. Reduce street landscaping along Cheyenne Avenue where landscaping per figure 30.64-17 is required.
2. Allow vertical metal siding where not allowed per Table 30.56-2.
3. a. Reduce throat depth on Cheyenne Avenue to 7 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 72% reduction).
- b. Reduce throat depth on Lamb Boulevard to 23 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (an 8% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 17.8 portion
- Project Type: Convenience store with gasoline station

- Number of Stories: 1
- Building Height: 29 feet, 1 inch
- Square Feet: 5,951
- Parking Required/Provided: 24/60

### Site Plan

The site plan depicts a proposed convenience store with gasoline station located near the southwest corner of the site, near the intersection of Cheyenne Avenue and Lamb Boulevard. Setbacks for the convenience store are 157 feet to the south property line along Cheyenne Avenue and 86 feet to the west property line along Lamb Boulevard, which is adjacent to a future bus turnout. Gasoline pumps are located on both the south and east sides of the convenience store. The gasoline pumps on the south side of the convenience store are set back 61 feet from Cheyenne Avenue to the south and 50 feet from Lamb Boulevard to the west. These gasoline pumps are designed for automobiles. The gasoline pumps on the east side of the convenience store are high-flow dispensers for commercial vehicles, and this canopy is set back approximately 100 feet from Cheyenne Avenue to the south and 211 feet to the eastern property line.

Parking spaces are located around the base of the convenience store and along a portion of the site adjacent to Lamb Boulevard. Bike racks are proposed in front of the building, and a pedestrian walkway will connect the future bus stop on Lamb Boulevard to the convenience store. Also, outside dining is provided on the east side of the building. A loading zone and a trash enclosure are located on the northeast side of the convenience store, and a truck scale is proposed in the north portion of the subject site.

Access to the site is provided by cross access with the adjacent commercial property to the east, a driveway on Cheyenne Avenue with a reduced throat depth on the approach side of the driveway, a driveway on Lamb Boulevard with a reduced throat depth on the approach side of the driveway, and future cross access with the adjacent portion of the property to the north.

### Landscaping

Landscaping along Cheyenne Avenue varies from 10 feet behind an detached sidewalk (portions of the landscaping on the street side of the sidewalk are in the right-of-way) up to 50 feet behind a detached sidewalk. Landscaping along Lamb Boulevard varies from 10 feet behind an attached sidewalk adjacent to a bus turnout to over 30 feet behind an attached sidewalk. A detached sidewalk is typically required along Lamb Boulevard; however, an attached sidewalk and reduced landscaping is allowed due to the future bus turnout. Also, the number of trees is reduced in the street landscape area near the intersection of Cheyenne Avenue and Lamb Boulevard to maintain visibility into the site; however, this necessitates a waiver of development standards.

A 5 foot wide landscape area is provided along the future north property line, and a 10 foot wide landscape area is provided along the east property line. A reduced number of landscape fingers are provided in the parking area around the convenience store; however, additional landscaping is provided in the outside dining area.

### Elevations

Exterior materials include cultured stone veneer around the base of the building and decorative vertical metal siding on the walls. A waiver of development standards is necessary to allow the vertical metal siding. Parapet walls extend above the roofline on each side of the building to a height of 20 feet, and an A-frame roof structure extends up to 29 feet 1 inch to add visually emphasis to the front of the building.

The gasoline canopies include 16 feet of vertical clearance and an overall height of 19 feet 9 inches. The canopies are painted red, and the supporting columns are painted brown.

### Floor Plans

The 5,951 square foot convenience store includes a retail area, beverage cooler, beer cooler, deli preparation counter, kitchen service area, cooler/freezer, coffee preparation counter, storeroom, vendor receiving area, restrooms, electrical room, and office.

### Signage

Signage is not a part of this request.

### Applicant's Justification

According to the applicant, the proposed convenience store and fuel sales development is consistent with other commercial uses in the area and will be designed to compliment the surrounding community. A convenience store with packaged beer, wine, and alcohol sales is typical of this type of establishment, and it will not create any negative impacts.

The waiver of development standards to reduce parking lot landscape fingers is necessary because the preferred configuration of parking spaces is to design them flush with the sidewalk around the convenience store. This design reduces tripping hazards; however, it also makes curbing around the landscape fingers infeasible. As a result, additional landscaping is added within the outside dining area. Regarding the reduction in street landscaping, reducing the number of trees is intended to preserve visibility from the intersection into the property to promote business. Additional landscaping is provided along other portions of the street and around the perimeter of the site. Regarding the design of the building, vertical metal siding is consistent with the brand of the convenience store, and it has been approved at other locations. Lastly, the reduced throat depths will still allow for safe site vehicle circulation, and adequate area is provided to alleviate any potential traffic congestion in the right-of-way.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0248-97	Reclassified over 20 acres to M-D zoning for an office warehouse complex and convenience store with gasoline sales	Approved by BCC	March 1997

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D, C-1, & R-T	Undeveloped portion of the subject site, undeveloped, & manufactured home subdivision
South	Industrial	C-2 & M-1	Convenience store with gasoline sales & undeveloped
East	Industrial	M-1 & M-D	Office/warehouse uses
West	Business and Design/Research Park	M-D	Office/warehouse uses

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-20-0350	A vacation and abandonment for a portion of Lamb Boulevard is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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

A convenience store with beer, wine, and alcohol sales is appropriate at this location. In addition, the facility will provide needed services such as prepared foods and gasoline sales. Furthermore, a convenience store with gasoline sales was previously approved at this location in 1997, which was never built. Although that application was approved without an expiration date, a new use permit is required for the convenience store since the use is expanding. As a result, staff can support the use permits.

Waivers of Development Standards

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



### Waiver of Development Standards #1 & Design Review #1

Although, landscape fingers are not provided at the ends of each parking row as required by Title 30, landscaping is provided at the 4 corners of the parking rows surrounding the convenience store. In addition, trees are provided within the outside dining area, which helps reduce the urban heat island effect and provide visual relief. As a result, the alternative standards meet the intent of the parking lot landscaping requirements.

In addition, the reduced number of trees in the street landscaping area only occurs near the intersection of Cheyenne Avenue and Lamb Boulevard. Landscaping exceeds Title 30 standards in other portions of the street landscaping areas, and landscaping is provided along the north and east sides of the site, where it is not required. Therefore, staff can support these requests.

### Waiver of Development Standards #2

Decorative metal siding is typically only allowed in a horizontal pattern to promote harmonious and quality building design. Vertical metal paneling is more typically associated with industrial uses. However, the proposed vertical metal paneling is integrated into the design of the convenience store, and compliments the stone veneer and desert earth tone colors. In addition, the vertical metal paneling is painted to match the color scheme of the building. As a result, the design is aesthetically pleasing, and it is compatible with the surrounding industrial development in the area.

### Design Review #2

Urban specific policy 99 in the Clark County Comprehensive Master Plan encourages developments that are complementary with abutting uses by utilizing appropriate buffers, setbacks, landscaping, building height, and building materials. The surrounding industrial area includes office/warehouse buildings that are larger than the proposed convenience store with gasoline sales. In addition, another convenience store with gasoline sales is located on the southeast corner of Cheyenne Avenue and Lamb Boulevard. Lastly, the proposed development utilizes appropriate setbacks, landscaping, and building design for the area. Therefore, staff can support this request.

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

#### Waiver of Development Standards #3a

Staff has no objection to the reduction in the throat depth for the Cheyenne Avenue driveway. However, since Cheyenne Avenue is a Nevada Department of Transportation (NDOT) road the ultimate decision will be made by NDOT.

#### Waiver of Development Standards #3b

Staff can support this request to reduce the throat depth for the Lamb Boulevard driveway. The applicant provided a landscape buffer adjacent to the driveway that will help minimize the potential conflicts with traffic entering and exiting the site.

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per a condition of approval on ZC-0248-97 no gathering of individuals is allowed in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.

### **Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0313-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MAVERIK**

**CONTACT: JAMES COPELAND, ANDERSON, WAHLEN & ASSOCIATES, 2010 N.  
REDWOOD RD, SALT LAKE CITY, UT 84116**

**DRAFT**



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> DATE FILED: <u>2/6/20</u> PLANNER ASSIGNED: <u>TCT</u> ACCEPTED BY: <u>TCT</u> FEE: <u>\$1,825.00</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>UC-20-0349</u> TAB/CAC: <u>SUNRISE MAJOR</u> TAB/CAC MTG DATE: <u>9/10/20</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>10/6/20</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>M-D(AE-75/APZ-2)</u> PLANNED LAND USE: <u>SM-I</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>	
	<b>PROPERTY OWNER</b> NAME: <u>Trans-Ave Land and Development Co./The Bucky Trust Merit Tr</u> ADDRESS: <u>4560 S Beccator Blvd. Ste. 202</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-947-7100</u> CELL: <u>702-526-8107</u> E-MAIL: <u>tbuckley@buckeyeiv.com</u>		
	<b>APPLICANT</b> NAME: <u>Maverik</u> ADDRESS: <u>185 South State Street Ste 800</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84111</u> TELEPHONE: _____ CELL: <u>801-836-2211</u> E-MAIL: <u>doug.meldrum@maverik.com</u> REF CONTACT ID #: _____		
<b>CORRESPONDENT</b> NAME: <u>Anderson Wahlen &amp; Associates</u> ADDRESS: <u>2010 North Redwood Road</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84116</u> TELEPHONE: <u>801-410-8526</u> CELL: <u>801-913-8406</u> E-MAIL: <u>jamesc@awaeng.com</u> REF CONTACT ID #: _____			

ASSESSOR'S PARCEL NUMBER(S): 140-08-401-001 & 140-08-401-002  
 PROPERTY ADDRESS and/or CROSS STREETS: NE corner of Lamb Blvd & Cheyenne Ave  
 PROJECT DESCRIPTION: Maverik convenience store

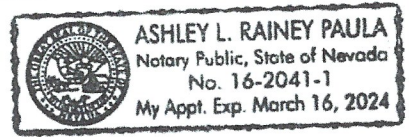
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Patricia M. Buckley PATRICIA M. BUCKLEY  
Thomas R. Buckley Thomas R. Buckley  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 29th, 2020 (DATE)

By Ashley L. Rainey Paula  
 NOTARY PUBLIC: Ashley L. Rainey Paula



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



185 South State Street, Suite 800  
Salt Lake City, Utah 84111  
801.936.5557 | maverik.com

July 27, 2020

Jared Tasko, Principal Planner  
Clark County Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV 89155

**RE: Justification Letter of Intent for Design Review, Special Use Permit, and Waiver of Design Standards Applications for a New Maverik Convenience Store with Fuel Sales Located on the Northeast Corner of Lamb Boulevard & Cheyenne Avenue – A Portion of APNs 14008401001 & 14008401002**

Maverik, Inc., respectfully submits this justification letter for Design Review, Special Use Permit, and Waiver of Design Standards applications for this proposed convenience store with fuel sales at the northeast corner of Lamb Boulevard and Cheyenne Avenue. The site is currently vacant.

### **Project Description**

The site will develop on the parcel at the northeast corner of Lamb Blvd & Cheyenne Ave (the new APNs associated with the recently recorded parcel map are not yet available on the County website). A PDF of the recently recorded parcel map is included with this application for reference. The property is currently zoned M-D (Designed Manufacturing District). The proposed convenience store is approximately 5,951 sf of floor space with eight (8) auto fueling dispensers and eight (8) hi-flow dispensers with associated canopies. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Public restrooms will be open to the public. The store will be open 24 hours, seven days a week.

### **Site Design**

#### *Parking*

Parking for the convenience store will be provided on all four sides surrounding the store. There will be a total of 60 parking stalls provided for the convenience store including three stalls in front of the main store entrance designated as ADA accessible stalls.

#### *Access*

The development proposes the following accesses:

- One new full access to Lamb Boulevard to be shared with the adjoining parcel (at the northwest corner of the property).
- One right-in/right-out entrance on Cheyenne Avenue.

- The existing commercial driveway on the parcel to the east of the Maverik property will be a shared  $\frac{3}{4}$  access to allow for commercial trucks to enter and circulate through the Maverik site.

These driveway locations and the internal circulation design minimize the vehicular impacts to the surrounding area, as well as future adjacent development.

#### *Pedestrian Walkway*

A pedestrian walkway between a proposed bus shelter along the Lamb Boulevard frontage and the Maverik store primary building entrance is required per Chapter 30.60.050(12)(A)(i) of the Clark County code. The walkway will incorporate a proposed 5-foot wide sidewalk and ADA concrete pathway in order to connect pedestrians from the bus shelter to the store's surrounding sidewalk and outdoor seating area.

#### *Landscaping*

The landscape plan will provide substantial plants around the perimeter of the entire property as well as additional landscaping around the store itself. The development will incorporate drought-tolerant landscape plantings, ground cover and hardscape. All onsite landscaping will be maintained by Maverik. Outdoor seating will be incorporated into the landscaping for patrons to enjoy. A waiver request regarding the parking lot landscaping is discussed in greater detail later in this justification letter. Landscape areas in the County ROW along the Lamb Blvd frontage will require a license agreement for non-standard improvements.

#### **Operations**

Maverik, Inc. owns and operates over 350 stores in 11 states and plans to continue a favorable growth pattern in the future. Maverik employs over 4,800 people who are eligible for health benefits (health, dental and vision), long and short-term disability, tuition reimbursement, 401 (k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management and customer service.

The store's interior will be nicely finished with tile floors and adventure-themed walls that emphasize Maverik's "Adventure's First Stop" brand. The store is designed to facilitate an onsite bakery as well as build-to-order sandwich bar, burritos, tacos, pizza, salads, and other fresh food offerings.



## **Store Exteriors**

The building elevations, materials and floor plan depict the architectural style and theming consistent with the Maverik brand. The exterior of the building will consist of metal roof elements, fiber cement (see waiver of design standards section), cultured stone, glass storefront, steel truss beams, etc. HVAC equipment will be situated on the store roof and screened from view by a parapet wall and is consistent with Clark County Title 30 code requirements for screening roof mounted mechanical equipment and blending in with the surrounding community. The fuel canopies include design elements and materials equal to the store.

These exterior materials and colors have been approved by the County at Maverik's most recent sites such as Russell & Jones and Sunset & Decatur. Signage is not a part of this application and is shown on the plans for reference only as examples of the proposed size/location.

## **Waiver of Development Standards Justification**

The Waiver of Standards application requests four items as outlined within the development code:

1. The first waiver request is to eliminate parking lot landscaping "finger islands" at the front and rear of the store as required by Clark County Title 30.64.14(c). The asphalt parking areas surrounding the store are flush with the storefront sidewalk, with no curbing. This is the preferred configuration in order to eliminate tripping hazards for customers and does not allow curbing to be built for the landscaped "finger islands" per County requirements. Instead of completely removing the aforementioned landscaping, Maverik proposes additional landscaping east of the store adjacent to the outdoor seating area. This additional landscaping will compensate for the landscaping lost with this waiver request.
2. The third waiver request is to redistribute the required plant material along the Cheyenne Avenue street frontage to maintain desired view corridors into the site. Figure 30.64-17 requires trees along both sides of the detached sidewalk along Cheyenne Avenue. The proposed landscape plan shows the tree spacing altered slightly to shift some of the required trees to the north side of the Cheyenne Ave sidewalk. The overall amount of plant material in the street frontage is not proposed to change – rather, the spacing/clustering is proposed to be modified for short stretches to provide the desired site visibility and preserve safe traffic flow.
3. The fourth waiver request is to allow vertical metal siding (fiber cement board) on the exterior store elevations. These materials have been approved as a part of recent Maverik projects such as Russell & Jones as well as Sunset & Decatur. This waiver request allows Maverik to be consistent with the store branding and appearance.
4. The fifth waiver request is to reduce the throat depth length for the inbound side of the proposed Cheyenne right-in / right-out drive entrance from the required length of 25 feet (per USD 222.1) to the proposed length of 7 feet from the curb return to the end of the throat. The reduction is necessary to allow safe site vehicular circulation. This right-in / right-out access to Cheyenne Avenue is necessary to alleviate vehicular congestion at the shared access at the southeast corner of the site. NDOT has indicated that a right-turn deceleration lane will be required at this access, which will further restrict the available throating length.

Maverik is also requesting a waiver of the required 25' throating depth for the shared access on the northern Maverik property boundary. Granting of the waiver will not create public safety issues. To clarify, the intent of the 25' throat depth requirement is to ensure that onsite parking movements do not interfere with travel lane movements in the public ROW. The closest parking stall to the shared access will be situated on the northern end of the shared access from Lamb Boulevard. It needs to be further clarified that passenger vehicle and associated parking counts on the adjoining site to the north will be very nominal, with average egressing movements totaling less than 10 daily. Truck

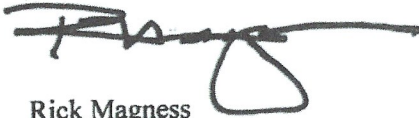
movements entering to the Maverik site will be unimpeded. Maverik has coordinated the northern cross-access location with the adjoining site, and an exhibit provided by Taney Engineering on the cross-access movements is provided with the waiver application resubmittal documents. The exhibit's purpose is to demonstrate this coordination between parcels and to show the available turning space available for multiple vehicle movements.

Site and building approvals pertaining to design aspects not discussed as design waiver requests will adhere to all required codes and design review conditions, as well as other municipal requirements.

The proposed Maverik convenience store and fuel sales development is consistent with other commercial uses in the area and will be designed in a manner to blend in with the surrounding community.

Please contact me at (702) 370-6962 if you have any questions regarding this application.

Regards,  
Maverik, Inc.

A handwritten signature in black ink, appearing to read 'Rick Magness', with a large loop at the end.

Rick Magness  
Senior Planning Project Manager



RIGHT-OF-WAY  
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0350-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:**

**VACATE AND ABANDON** a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Colton Avenue within Sunrise Manor (description on file).  
MK/jt/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

140-08-401-001; 140-08-401-002

**LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**

**Project Description**

This application depicts a vacation and abandonment of portions to Lamb Boulevard to accommodate a dual left turn lane and a bus turnout. The vacated right-of-way along Lamb Boulevard is split into 2 strips on the southern half where a 5 foot wide vacation is needed to convert the existing 60 foot half street right-of-way to the required 55 foot wide half street right-of-way. A future dedication will also be needed where the right-of-way will be converted from the existing 60 foot half street right-of-way to the required 65 foot wide half street right-of-way for the bus turnout; however, the dedication is mentioned only for reference and it is not a part of this application. Farther north to Colton Avenue, the vacation and abandonment of Lamb Boulevard tapers to 10 feet wide. The vacation and abandonment of a portion of Lamb Boulevard is necessary to develop the site for a convenience store with gasoline sales, which is a companion application.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0248-97	Reclassified over 20 acres to M-D zoning for an office warehouse complex and convenience store with gasoline sales	Approved by BCC	March 1997

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D, C-1, & R-T	Undeveloped portion of the subject site, undeveloped, & manufactured home subdivision
South	Industrial	C-2 & M-1	Convenience store with gasoline sales & undeveloped
East	Industrial	M-1 & M-D	Office/warehouse uses
West	Business and Design/Research Park	M-D	Office/warehouse uses

### Related Applications

Application Number	Request
UC-20-0349	A use permit for a convenience store with gasoline sales is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Public Works - Development Review

Staff has no objection to the vacation of the portion of Lamb Boulevard right-of-way that is not necessary for the site, drainage, or roadway development.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

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

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MAVERIK**

**CONTACT: JAMES COPELAND, ANDERSON, WAHLEN & ASSOCIATES, 2010 N.  
REDWOOD RD, SALT LAKE CITY, UT 84116**

**DRAFT**



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0350</u> DATE FILED: <u>8/6/20</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SURPRISE MAJOR</u> TAB/CAC DATE: <u>9/10/20</u> PC MEETING DATE: <u>10/6/20</u> <u>7P~</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>
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630  
6P~

PROPERTY OWNER	NAME: <u>TRANS-AERO LAND AND DEVELOPMENT CO./THE BUCKLEY TRUST MARITAL TRUST</u> ADDRESS: <u>4560 S. DELATUR BLVD., SUITE 202</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-947-7100</u> CELL: <u>702-526-8107</u> E-MAIL: <u>tbuckley@buckeye.lv.com</u>
APPLICANT	NAME: <u>Maverik, Inc. (Rick Magness)</u> ADDRESS: <u>185 S. State Street Suite 800</u> STATE: <u>UT</u> ZIP: <u>84111</u> CITY: <u>Salt Lake City</u> CELL: <u>(702) 370-6962</u> TELEPHONE: <u>(801) 335-3868</u> REF CONTACT ID #: _____ E-MAIL: <u>rick.magness@maverik.com</u>
CORRESPONDENT	NAME: <u>Anderson Wahlen &amp; Associates (AWA), James Copeland</u> ADDRESS: <u>2010 North Redwood Rd</u> STATE: <u>UT</u> ZIP: <u>84116</u> CITY: <u>Salt Lake City</u> CELL: <u>(801) 913-8406</u> TELEPHONE: <u>(801) 410-8526</u> REF CONTACT ID #: _____ E-MAIL: <u>jamesc@awaeng.com</u>

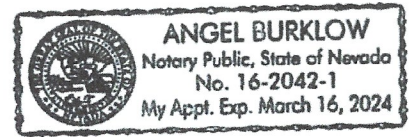
ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_  
140-08-401-001 & 140-08-401-002 (in process of being updated per recently recorded parcel map)  
 PROPERTY ADDRESS and/or CROSS STREETS: NEC Cheyenne Avenue & Lamb Boulevard

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.

Thomas R Buckley  
 \_\_\_\_\_  
 Property Owner (Signature)\*

THOMAS R BUCKLEY, PRESIDENT  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA      Clark  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON July 21, 2020 (DATE)  
 By Thomas Buckley  
 NOTARY PUBLIC: Angel Burklow



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



185 South State Street, Suite 800  
Salt Lake City, Utah 84111  
801.936.5557 | maverik.com

July 27, 2020

Jared Tasko, Principal Planner  
Clark County Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV 89155

**RE: Justification Letter of Intent for Vacation and Abandonment Application for a New Maverik Convenience Store with Fuel Sales Located on the Northeast Corner of Lamb Boulevard & Cheyenne Avenue – A Portion of APNs 14008401001 & 14008401002**

Maverik, Inc., respectfully submits this justification letter for the Vacation and Abandonment application associated with the proposed convenience store with fuel sales at the northeast corner of Lamb Boulevard and Cheyenne Avenue.

#### **Vacation Area Description**

The site will develop on the parcel at the northeast corner of Lamb Blvd & Cheyenne Ave (the new APNs associated with the recently recorded parcel map are not yet available on the County website). A PDF of the recently recorded parcel map is included with this application for reference. The ROW along Lamb Boulevard currently sits at 60' from the street centerline. Per coordination with Clark County Public Works, the Lamb ROW will be modified due to the need for dual left turn lanes in the future, as well as due to the requirement for a bus turn-out at this location.

Email correspondence with Clark County Public Works has stipulated that the Lamb ROW will need to be 55 feet at the intersection, widen 10 additional feet to the 65 feet required for the bus turn-out, and then return to 55 feet after the turn-out. The ROW will then transition from the full 55-foot ROW to the standard Lamb Blvd ROW width of 50 feet per USD 245.1. This ROW transition from 55 feet to 50 feet occurs north of the Maverik property boundary, and affects only the northern adjacent parcel.

The vacated ROW area along the Maverik frontage is therefore split into two strips where a 5-foot vacation is needed to convert the existing 60-foot ROW to the required 55-foot ROW. A future dedication will also be needed where the ROW will be converted from the existing 60-foot ROW to the required 65-foot ROW at the bus turn-out. The dedication area is mentioned only for reference and is not a part of this vacation application.

Site plan exhibits (an overall of the Maverik property as well as a blowup site plan of the Lamb Blvd frontage where the proposed vacation is located) are included with this vacation application. An easement for

traffic control devices / traffic signals is anticipated as a future condition of approval for this vacation application.

Please contact me at (702) 370-6962 if you have any questions regarding this application.

Regards,  
Maverik, Inc.

A handwritten signature in black ink, appearing to read 'Rick Magness', written over a horizontal line.

Rick Magness  
Senior Planning Project Manager

BETTY LN/KELL LN

SCHOOL  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0355-CHURCH SUNRISE BIBLE:**

USE PERMIT to allow a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setback ratio; **2)** Betty Lane approach distance; **3)** Kell Lane approach and departure distance; and **4)** throat depth.

DESIGN REVIEW for a school on 3.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Kell Lane and the east side of Betty Lane within Sunrise Manor. LW/jor/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
140-21-403-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the 3:1 setback ratio to 37 feet for a proposed classroom building (Building C) where 84 feet is required per Figure 30.56-10 (a 56% decrease).
2. Reduce the approach distance along Betty Lane to 40 feet where 150 feet is the standard per the Clark County Uniform Standard Drawing 222.1 (a 73% decrease).
3.
  - a. Reduce the departure distance along Kell Lane to 160 feet where 190 feet is the standard per the Clark County Uniform Standard Drawing 222.1 (a 16% decrease).
  - b. Reduce the approach distance along Kell Lane to 116 feet where 150 feet is the standard per Clark County Uniform Standard Drawing 222.1 (a 23% decrease).
4. Reduce the throat depth to 14 feet, 9 inches where 25 feet is the standard per the Clark County Uniform Standard Drawing 222.1 (a 40% decrease).

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

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

- Site Address: 1780 Betty Lane
- Site Acreage: 3
- Project Type: School
- Number of Stories: 2

- Building Height (feet): 34 (maximum)
- Square Feet: 9,798 (Building A)/6,154 (Building B)/26,919 (Building C)
- Parking Required/Provided: 38/38

### Site Plan

The site was originally converted from an existing single family residence to a place of worship via Building Permit #450 in 1959. UC-321-83 and VC-535-83 were previously approved to construct a sanctuary addition to an existing place of worship, with a request to waive off-site improvements along Betty Lane and Sherwin Lane. Off-site improvements were added to the site via Permit No.PW00-5615-P600.

The request is to renovate the entire site for a proposed school. The existing parsonage on the southwest corner of the site will be demolished. The site plan depicts 2 existing buildings on the west half of the site (adjacent to Betty Lane) which is the front of the property, and a proposed classroom building on the east half. On the submitted site plan, Building A is an existing building centrally located on the west half of the site, and will be converted into classrooms. Building B (existing former sanctuary) is located on the northwest corner of the parcel, and will be converted for classroom uses. Building C is a proposed classroom building with offices to be located on the east half of the site.

Building A is set back 105 feet from the south property line, 50 feet from the west property line (Betty Lane – and is the front of the site), 100 feet from the north property line (Kell Lane), and 190 feet from the east property line (Sherwin Lane).

Building B is set back 215 feet from the south property line, 60 feet from the west property line, 16 feet from the north property line, and 200 feet from the east property line.

Building C is set back 37 feet from the south property line, 217 feet from the west property line, 58 feet from the north property line, and 59 feet from the east property line.

The site plan also includes a passive student learning plaza on the east and west sides of Building B (northwest corner). In between Building A and Building B (on the west half of the site) is a courtyard, and south of Building A (in the southwest corner) is the playground and turf area. In addition, there is a large student plaza that runs north to south and is centrally located on the site. The proposed parking spaces for staff and visitors are located on a portion of the north property line (northeast corner), and along the east property line. The bus drop-off area and bus parking are located along the west property line (adjacent to Betty Lane). Lastly, the student drop-off and pick-up vehicular route starts from a driveway along Kell Lane (north property line), and circulates clockwise along the east property line (Sherwin Lane), and runs along the south property line and exits west towards Betty Lane.

### Landscaping

The landscape plan depicts a 6 foot wide landscape planter along the north, east, and west property lines which consists of 24 inch box trees spaced every 30 feet and shrubs with decorative rock. The south property line landscape strip spans from 5 feet, 6 inches to 18 feet (adjacent to the proposed driveway), the proposed 24 inch box trees are spaced every 20 feet



with numerous amounts of 5 gallon shrubs in between. The parking spaces along the north and east property lines consist of landscape finger islands which include trees and shrubs. The proposed landscaping on the northwest corner of the site includes a student plaza with a variety of 24 inch box trees and shrubs. The applicant is replacing the 4 and a half foot high block wall along the south property line with a 6 foot high block wall. The existing 3 and a half foot high block walls along the east and north property lines will remain on the site.

#### Elevations

Building A is a single story u-shaped building with exterior finishes which include beige colored stucco walls, a grey shingled roof, and an aluminum door and window systems. The overall height for Building A is 23 feet. Building B (northwest corner) is an existing sanctuary with an overall height of 26 feet. The exterior features for Building B include beige stucco, concrete tile roofing, and tan stucco pop-outs. Building C is a proposed 2 story school building with an overall height of 34 feet. The exterior finishes include light grey plastered walls with blue and yellow accent colors. Blue colored standing seam metal roofs supported with yellow steel painted columns provide an architectural variation on all 4 sides of the building, including window awnings. Per the applicant, the existing buildings will have the stained glass windows replaced with conventional windows, new doors will be installed, and the exterior walls will be painted to match the new school building (Building C).

#### Floor Plans

Building A is an existing structure with an overall area of 9,798 square feet which will consist of classrooms for the proposed school. This building also includes restrooms, janitor's area, storage rooms, electrical room, and a fire room. Building B is the existing sanctuary with an overall area of 6,154 square feet that will be converted to have classrooms, storage, and restrooms. Building C is a proposed 2 story building which includes offices, lobby area, restrooms, a multipurpose room, storage rooms, and a kitchen on the first floor. The second floor consists of storage rooms, an office, restrooms, an electrical room, and a janitor's room. The first floor of Building C has an overall area of 18,033 square feet and the second floor has an overall area of 8,886 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

Per the submitted justification letter, the proposed school is within an opportune location since it is within a single family residential neighborhood. The proposed use is compatible to surrounding area in terms of scale and site design. Adequate queuing is provided to prevent adverse traffic impacts resulting from school generated traffic. The requested waivers of development standards are needed so that the proposed site design and driveways can provide proper circulation on the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-209-85	Reduced parking to 50 parking spaces in conjunction with an existing place of worship	Approved by PC	May 1985
VC-535-83	Waived off-site improvements on Betty Lane and Sherwin Lane	Approved by BCC	February 1984
UC-321-83	Sanctuary building addition to the existing place of worship	Approved by BCC	February 1984
VC-008-68	Allowed a freestanding sign in conjunction with an existing place of worship (Sunrise Baptist)	Approved by BCC	February 1968

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & place of worship
South	Residential Suburban (up to 2 du/ac)	R-E	Single family residential
East	Residential Suburban (up to 3 du/ac)	R-D	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The site functions as an existing place of worship, and has been a non-residential use for quite some time. There is an existing school 195 feet to the east, and existing non-residential (place of worship) uses within the surrounding area. Staff does not anticipate excessive adverse effects within the neighborhood due to the proposed school. Staff is in support of this request.

Design Review

The proposed design of the building supports Goal 78 of the Clark Comprehensive Master Plan - Goals and Policies, which in part, states that the design should "encourage architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality." Furthermore, the proposed overall site and building designs depict appropriate architectural compatibility, buffers, drought tolerant landscaping, and materials which strongly supports Goal 67 of the Comprehensive Master Plan - Goals and Policies. Furthermore, the proposed vehicular on-site circulation is 1 way only from the entrance on Kell Lane to the exit only on Betty Lane; there is no access to

Sherwin Lane. The proposed drop-off and pick-up area is more than adequate to prevent stacking of vehicles within the right-of-way. Staff has no objection to this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Since Building C has an overall height of 34 feet, the 3:1 setback ratio applies per Title 30. Per the 3:1 setback ratio, the required building setback is 84 feet where 37 feet is proposed per the site plan. Per Title 30, building heights of 35 feet or less may have a reduced setback to the zoning district minimum with an intense buffer per Figure 30.64-12. If the applicant proposed an intense landscape buffer per Figure 30.64-12, the setback could be reduced to the zoning district minimum interior side setback of 10 feet, which is more intense than the proposed 37 foot setback. The following is included within the 37 foot building setback: a 5 foot wide walkway south of Building C, a 24 foot wide drive aisle, and a 5 foot, 6 inch landscape buffer that meets Figure 30.64-11 (landscaping adjacent to a less intense use). The applicant is also proposing to reconstruct the existing 4 and a half foot high block wall along the south property line to a 6 foot high block wall. For the aforementioned reasons, staff has no objection to this request.

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

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the approach distance for the bus drop-off driveway on Betty Lane. The buses for the school will only access this one-way driveway to drop-off and pick-up the students that attend the school.

#### Waiver of Development Standards #3

The existing Kell Lane driveway will be reconstructed to a commercial curb return driveway. It will serve as a one-way ingress only driveway that will access the school's parking lot and also help with the traffic circulation during the drop-off and pick-up times. Since the driveway location is not changing, staff can support this request.

#### Waiver of Development Standards #4

Staff can support the reduction in the throat depth for the Kell Lane driveway. The driveway will be reconstructed to comply with Uniform Standards Drawing 222.1, which will minimize queuing in the right-of-way. In addition, the driveway will be one-way for ingress only.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Grant easements as necessary for the streetlights and traffic control and for pedestrian access at the driveways.
- Applicant is advised that off-site improvement permits may be required.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0314-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** LAS VEGAS PREPARATORY DBA NEVADA PREP  
**CONTACT:** ETHOS THREE ARCHITECTURE, 8985 S. EASTERN, SUITE 220, LAS VEGAS, NV 89123



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (Nzc)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-20-0355</u>      DATE FILED: <u>8/10/2020</u></p> <p>PLANNER ASSIGNED: <u>JOK</u></p> <p>TAB/CAC: <u>SUNRISE</u>      TAB/CAC DATE: <u>9/10/20</u></p> <p>PC MEETING DATE: <u>10/6/20</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1825 (ONLINE)</u></p>
<b>PROPERTY OWNER</b>	<p>NAME: <u>Sunrise Bible Church</u></p> <p>ADDRESS: <u>1780 Betty Lane</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89156</u></p> <p>TELEPHONE: _____      CELL: <u>702-335-3438</u></p> <p>E-MAIL: <u>rpjsunrise@gmail.com</u></p>	
<b>APPLICANT</b>	<p>NAME: <u>Las Vegas Preparatory DBA Nevada Prep Charter School</u></p> <p>ADDRESS: <u>2525 Emerson</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89121</u></p> <p>TELEPHONE: <u>702-301-8118</u>      CELL: _____</p> <p>E-MAIL: <u>david@nvprep.org</u>      REF CONTACT ID #: _____</p>	
<b>CORRESPONDENT</b>	<p>NAME: <u>ethos three ARCHITECTURE - John Lopeman</u></p> <p>ADDRESS: <u>8985 South Eastern, Suite 220</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89123</u></p> <p>TELEPHONE: <u>702-456-1070</u>      CELL: <u>702-375-6969</u></p> <p>E-MAIL: <u>buildingpermit@ethosthree</u>      REF CONTACT ID #: _____</p>	

ASSESSOR'S PARCEL NUMBER(S): 140-21-403-001

PROPERTY ADDRESS and/or CROSS STREETS: 1780 Betty Lane

PROJECT DESCRIPTION: Convert existing religious facility to Charter School and construct new building

(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.

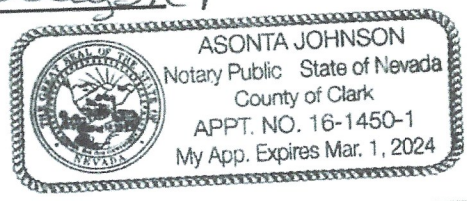
Mary E. Wagster      MARY E. Wagster  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

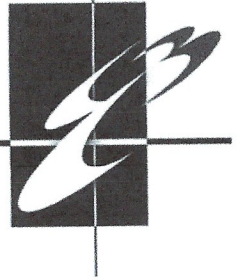
SUBSCRIBED AND SWORN BEFORE ME ON 06/30/2020 (DATE)

By Mary E. Wagster

NOTARY PUBLIC: [Signature]



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



July 31, 2020

Clark County Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, Nevada 89106

UC-20-0355

PLANNER  
COPY

JL

RE: Nevada Prep Charter School  
Use Permit, Design Review and Waiver of Standards

Dear Planning Staff,

Use Permit:

On behalf of our Client, Nevada Prep Charter School, we are requesting a Special Use Permit for a Public Charter school (grades 3-8) with a capacity of 650 students, located at 1780 Betty Lane, Las Vegas, NV 89156, APN #140-21-403-001. The site is currently operating as a religious facility; the religious use will be replaced by the school use. The current zoning classification is Rural Estates Residential (R-E), and the planned land use is IL - Institutional. The Land Use Plan Area is Sunrise Manor.

Design Review:

The existing buildings will be converted into classrooms and administrative offices. A new (+/-) 26,919 SF, two-story classroom/MPR building is proposed to complete the campus. The design of this building will enhance the existing campus.

The school will operate from approximately 7 am to 4 pm weekdays. Occasionally, after school or nighttime activities may occur. Site access during drop-off and pick-up times will be from a single access on Kell lane, circulating around the site in a clockwise motion until they reach the appropriate student drop-off/pick-up loading zone and exit onto Betty Lane at the south end of the property. Pick-up and drop-off times will be approximately the hour before school starts and the hour after school ends. No exterior PA or bell system will be used.

The school provides bus transportation service to students to and from school. During school hours, off school hours and weekends, these buses will be parked at the bus drop off area. The school currently has two buses for its service.

Wavier of Standards:

- 1) Bus Drop-Off on Betty Lane: We request a waiver to allow 40' approach distance at the bus exit drive from the intersection at Betty Lane and Kell Avenue, where 150' is minimum standard. This



exit will be for busses only and marked accordingly with proper signage. The Owner will monitor and control this driveway to allow for bus access only.

- 2) Kell Lane Driveway: We request a waiver of a 116' approach distance to Sherwin Lane where 150' is minimum standard. This driveway will be ingress only for parent drop-off and pick-up traffic. This driveway is existing and currently in use, which will be replaced with a new curb return driveway as show on our plans.
- 3) Betty Lane to Kell Driveway: We request a waiver for 160' departure distance from Betty Lane to the Kell Lane driveway where a 190' is minimum standard. As noted, the Kell driveway is existing and currently in use and will be ingress only for parent drop-off and pick-up traffic.
- 4) Kell Lane Driveway Throat Depth: We request a waiver of throat depth to 14'-9" to end of planter where 25' is minimum standard. The actual depth from the radius point to the first parking stall is 25' as dimensioned on the site plan.

Summary:

This site is a prime location for an educational facility. The schools in this area are over capacity, and a new school will help alleviate current overcrowding. The proximity of the site to residential neighborhoods is an advantage, and the proposed use is compatible with adjacent uses in terms of scale and site design and does not pose any significant adverse impacts to surrounding properties. Adequate queuing will be provided onsite during drop off and pick up and any significant adverse traffic impacts resulting from school generated traffic will be mitigated as required by the approved traffic study.

In conclusion, we respectfully request your consideration of the proposed Charter School campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will provide beneficial use for the individuals and families in the East Area of Las Vegas.

Sincerely,

John Lopeman, AIA  
Principal

10/06/20 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

DEVARY LN/CHEYENNE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0353-CONRAD ROGERS GROUP, INC.:**

**VACATE AND ABANDON** an easement of interest to Clark County located between Devary Lane and Kinley Drive and between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). MK/jor/jd (For possible action)

RELATED INFORMATION:

**APN:**  
140-16-104-003; 140-16-104-004

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

**BACKGROUND:**

**Project Description.**

The site plan depicts a 20 foot wide public drainage easement along the east property lines of APNS 140-16-104-003 and 140-16-104-004. The applicant is requesting to vacate the public drainage easement under Public Works direction, so that the applicant can complete the ongoing parcel map process (MSM-19-600066). Lastly, the parcel map will dedicate the drainage easement to be a private drainage easement that will be privately maintained.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0906	Allowed non-decorative metal siding and a design review for an office/warehouse facility with outside storage	Approved by PC	January 2019
WC-400366-98 (ZC-1541-95)	Waived conditions of a zone change for full off-site improvements and gate setback	Approved by BCC	November 1998
ET-400240-97 (ZC-1541-95)	First extension of time for a zone change which reclassified the site from M-D to M-1 zoning for an outside storage yard complex	Approved by BCC	January 1998
ZC-1541-95	Reclassified the site from M-D to M-1 zoning for an outside storage yard complex	Approved by BCC	August 1997



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Industrial	M-1	Outside storage
East	Nellis Air Force Base	M-1	Nellis Air Force Base
West	Industrial	M-D & M-1	Manufacturing office/warehouse & outside storage

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Public Works – Development Review

#### Staff Recommendation Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Compliance with approved drainage study PW19-17725;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT: CONRAD ROGERS GROUP, INC.  
CONTACT: STEVE PALACIOS, ARIZONA CIVIL CONSTRUCTORS, 737 N. MAIN  
STREET, LAS VEGAS, NV 89101**

**DRAFT**



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>8/10/20</u> PLANNER ASSIGNED: <u>JPR</u> ACCEPTED BY: <u>JPR</u> FEE: <u>875</u> CHECK #: _____ COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>AE-80 APZ-1</u> TRAILS? Y/N <u>(Y)</u> PFNA? Y/N <u>(N)</u>	APP. NUMBER: <u>VS-20-0353</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>9/10</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>OCT. 6, 2020</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u>
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PROPERTY OWNER	NAME: <u>THE CONRAD ROGERS GROUP, INC.</u> ADDRESS: <u>737 N MAIN ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-787-6260</u> CELL: <u>702-787-6260</u> E-MAIL: <u>stevenp@azcvl.com</u>
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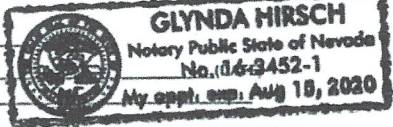
APPLICANT	NAME: <u>THE CONRAD ROGERS GROUP, INC.</u> ADDRESS: <u>737 N MAIN ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-787-6260</u> CELL: <u>702-787-6260</u> E-MAIL: <u>stevenp@azcvl.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>THE CONRAD ROGERS GROUP, INC.</u> ADDRESS: <u>737 N MAIN ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-787-6260</u> CELL: <u>702-787-6260</u> E-MAIL: <u>stevenp@azcvl.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 140-16-104-003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: CHEYENNE & DEVARY

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

_____ Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>8-15-20</u> By <u>Steward Parsons</u> NOTARY PUBLIC: _____		<u>The Conrad Rogers Group</u> _____ Property Owner (Print) <u>Steward Parsons</u> <u>President</u>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

VS-20-0353

May 25, 2020

Clark County  
Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

**PLANNER  
COPY**

**Re: Devary Industrial Park  
APN 140-16-104-003 & 004**

We respectfully submit this application requesting a Vacation for a proposed Industrial Park located off Devary Lane. Public Works is requesting we vacate the existing 20 foot drainage easement and rededicate with parcel map MSM-19600066.

We look forward to receiving comments and the opportunity to discuss this project.

Respectfully Submitted,



Landon Christopherson, P.E