



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 12, 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 29, 2024. (For possible action)
- IV. Approval of the Agenda for September 12, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: **Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action).**

VI. Planning and Zoning
10/01/24 PC

- 1. **UC-24-0414-COLLINS K12, LLC:**
USE PERMIT for an office.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for a proposed office building on 1.39 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Flossmoor Street, 660 feet north of Alexander Road within Sunrise Manor. MK/jor/syp (For possible action) **10/01/24 PC**
- 2. **VS-24-0426-GROUP XIII PROPERTIES LP:**
VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cheyenne Avenue and Colton Avenue; and a portion of right-of-way being Colton Avenue located between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/nai/syp (For possible action) **10/01/24 PC**

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 26, 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 29, 2024

MINUTES

Board Members:	Harry Williams – Chair –PRESENT Sondra Cosgrove-Vice Chair-PRESENT Earl Barbeau-Member – PRESENT	Stephanie Jordan –EXCUSED Paul Thomas-Member-PRESENT Planning- John Marenfeld
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 15, 2024 Minutes

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

IV. Approval of Agenda for August 29, 2024

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

V. Informational Items: Ms. Martinez announced that Commissioner Segerblom is sponsoring a Latino Cultural Festival at the Government Center On September 20th from 4-9pm & the “National Night Out” with the SE Area Command at the Hollywood Rec. Center on October 8th 5-7pm

VI.

Planning & 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**
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 3-1

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**
Moved by: Ms. Cosgrove
Action: Motion for approval-did not carry
Vote: 2-2

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

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**
Moved by: Ms. Cosgrove
Action: APPROVED use permit #1, 2, waivers & Design Review. DENIAL use permit #3
Vote: 4-0/unanimous

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**
Moved by: Ms. Cosgrove
Action: APPROVED per staff recommendations
Vote: 4-0/unanimous

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**

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

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**

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

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**

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

VII. General Business: None

VIII. Public Comment: Ms. Saucedo wanted to find out how to go about getting notices in Spanish and She mentioned it would be great to get more teacher/work force housing. Mr. Rose brought up that if the application heard that wanted a hotel was approved that it would cause a lot of traffic issues.

IX. Next Meeting Date: The next regular meeting will be September 12, 2024

X. Adjournment
The meeting was adjourned at 8:08 pm

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0414-COLLINS K12, LLC:

USE PERMIT for an office.

WAIVER OF DEVELOPMENT STANDARDS for reduced setback.

DESIGN REVIEW for a proposed office building on 1.39 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east side of Flossmoor Street, 660 feet north of Alexander Road within Sunrise Manor. MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-416-087; 140-05-416-088

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.39
- Project Type: Proposed office building
- Number of Stories: 2
- Building Height (feet): 29 feet, 4 inches
- Square Feet: 14,280
- Parking Required/Provided: 36/43
- Sustainability Required/Provided: 7/8.5

History and Site Plan

ZC-0464-94 reclassified over 87 acres from R-E (now RS20) zoning to M-D (now IP) zoning for an industrial business park. The plan depicts 2 subject parcels with 2 separate zoning districts established via ZC-1592-98. The zone change was part of a 25 acre office warehouse project. This zone change reclassified the western parcel 140-05-416-087 as M-1 zoning (now IL) and the rear eastern parcel 140-05-416-088 was reclassified to M-D (now IP). The western parcel will be redeveloped to include a proposed office building as part of the overall industrial business park. The southern portion of the eastern parcel will be redesigned as a parking lot, while the existing

parking lot on the northern portion will remain. Per the applicant, any outdoor storage and display will be relocated to a different site. Access is provided via 1 driveway adjacent to Flossmoor Street, while cross access is provided via the northern portion of the eastern lot. The plan depicts a proposed 2 story office building along the south and west property lines and the proposed 43 parking spaces are located north and east of the proposed office building.

Along the west property line, is a private street (Flossmoor Street) which includes an existing 15 foot wide landscape strip and the existing driveway. There is an existing 8 foot high block wall along a portion of the north property line of the development. Along the east property line is an existing 16 foot wide landscape easement (a condition of approval from ZC-1592-98), adjacent to an existing 14 foot wide drainage channel and an existing 8 foot high block wall will also remain. Along the south property line, the applicant is proposing to construct an 8 foot high block wall. Bicycle parking is provided on the north side of the building, while the trash enclosure is provided east of the proposed office building along the south property line.

Landscaping

The applicant provided a landscape plan which was designed by a landscape architect. The plan depicts a proposed 16 foot wide landscape buffer along the southeast portion of the project site. This buffer does not continue north within the eastern parcel since the parking lot to the north will remain as is. However, residential adjacency buffer standards are met since the applicant is providing a double row of 5 evergreen trees within the proposed landscape buffer. There is an existing 8 foot high block wall adjacent to an existing 14 foot wide drainage channel which runs along the east property line. Parking lot landscaping includes landscape finger islands with 9 large trees with shrubs. The plan also shows the existing 15 foot wide landscape strip along Flossmoor Street (private street with no sidewalks) will now include 9 large trees (Shoestring Acacia). Throughout the proposed project site, the landscape plan shows 7 species of shrubs to be planted with a total quantity of over 800 plants to be planted on-site. Lastly, there is an existing 16 foot wide landscape area along the east property line installed after ZC-1592-98 was approved and still remains today. A portion of trees in this landscape strip were not maintained, therefore only 3 evergreen trees will be preserved. In addition to these 3 evergreen trees, the applicant will now include a double row of new evergreen trees to comply with buffering and screening standards adjacent to a residential use to the east.

Elevations

The provided elevation plans show that the proposed office building includes 4 sided architecture and the building has an overall height of 29 feet 4 inches to the top of the parapet roof. Architectural finishes include stucco walls, faux stone veneer, copper colored metal siding, atrium louvers, cladding over the roof fascia, and a projected steel box around the windows to add some exterior dimension.

Floor Plans

The first floor includes an atrium area, open office space, breakroom, reception area, conference rooms, restroom, multi-purpose rooms, and storage areas. The second floor includes a portion of the atrium, conference rooms, offices, and restrooms. The proposed building has an overall area of 14,280 square feet.

Applicant's Justification

The proposed office building will be constructed using a similar color scheme to the existing buildings within the business park and oriented to allow for the parking lot access to enter from Flossmoor Street and to park on the north and east sides of the property, with the building's entrance accessed from the north parking lot. Hours of operation of the tenants on the subject property are currently unknown. Per the applicant, any outside storage will be removed to a different location so that the eastern parcel will function as a parking lot. The north side of the property will abut to an existing 2 story commercial office building and attached service yard, surrounded by masonry screen walls. The applicant is requesting to reduce the front setback of the proposed building to 15 feet where 20 feet is required. Since Flossmoor Street is a private street, the centerline is the actual property lot line. There are no sidewalks within the privately owned Collins Business Park, instead there is an existing 15 foot wide landscape area. In addition, the applicant provided additional landscaping to meet sustainability requirements and to buffer between the street and the proposed office building. The portion of the building closest to the street is only 1 story.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0929-14	Office/warehouse building on 1.2 acres	Approved by BCC	January 2015
WC-0187-02 (ZC-0464-94)	Waived a condition of a zone change requiring no truck areas within 150 feet of the east and south property lines in conjunction with a distribution center on 26.2 acres	Approved by BCC	August 2002
ET-0415-00 (ZC-1592-98)	First extension of time of a zone change to reclassify 25 acres from M-D to M-1 zoning for future office/warehouse development	Approved by BCC	December 2000
DR-0231-99	Office/warehouse buildings on a 5.1 acre portion of a 25 acre parcel as a part of the Collins Business Park	Approved by PC	April 1999
ZC-1592-98	Reclassified 25 acres from M-D (AE-65) to M-1 (AE-65) zoning for future office/warehouse development; this is for the southern portion of the Collins Business Park (east of Lamb Boulevard and north of Alexander Road); conditioned a 200 foot M-D zoning buffer along the south and east property lines with outside storage to be interior to the project. B-1 landscaping along the east property line; additional landscaping requirements listed on the NOFA; and this zone change is directly related to this application	Approved by BCC	November 1998
WT-0272-98	Waiver to extend the time limit on off-site improvement permits for up to 2 years for the Collins Business Park; 6 month extension was granted	Approved by PC	April 1998

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1890-96	Increased height of block walls, access control gates and allow a guard shack within 10 feet of the property line	Approved by PC	January 1997
VC-1202-96	Waived the requirement for 15 foot wide landscaping along internal street frontages; conditioned 15 feet of landscaping on Flossmoor Street and Gobi Sands Avenue with a minimum 6 feet of landscaping along all other minor internal private streets	Approved by PC	August 1996
VC-0346-96	Allowed a temporary sales trailer and waive all wall enclosed trash areas; and waive the on-site paving of parking lot and driveways; subject to Air Quality review	Approved by PC	April 1996
VC-0231-95	Allowed outside storage in an M-D zone	Approved by PC	April 1995
ZC-0464-94	Reclassified 87.23 acres from R-E to M-D zoning with a variance to reduce the setback from the center section line; waive centerline dedication for an industrial business park in AE-70 located south of Craig Road, east of Lamb Boulevard, and north of Alexander Road; this conditioned the site to have a minimum 10 foot wide landscape buffer with a Monardella Pine trees to be spaced every 25 feet along the east property line adjacent to the residences to the east	Approved by BCC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-65) & IP (AE-65)	Office warehouse with outside storage yard
South	Business Employment	IL (AE-65) & IP (AE-65)	Outdoor storage yard
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

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

will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff does not oppose the applicant's request since this use has minimal impact to the existing business park. This use supports Policy 5.5.3 for small and local businesses, encourages the retention and revitalization of established local business districts and the expansion of small businesses in Clark County. For these reasons, staff can support this request.

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. Flossmoor Street is a private street and is internal to the site. The subject property does not have street frontage along the Lamb Boulevard or Alexander Road. Furthermore, the site has an existing 15 foot wide landscape buffer which mitigates any setback reduction. Lastly, the 15 foot wide landscape buffer will be upgraded with additional trees and shrubs. Staff can support this request.

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. The submitted plans show that the design of the building is an aesthetically pleasing and functional with ample parking for future tenants. The site includes upgraded buffering and screening, parking lot landscaping, cross-access to the north, and a pedestrian walkway. Staff finds that the overall design is compatible with the surrounding existing buildings; therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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 #0344-2024 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES F THOMSON

CONTACT: MALLORY JARAMILLO, PURVIS ARCHITECTS, 2545 QUAIL WOOD COURT, HENDERSON, NV 89074

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0426-GROUP XIII PROPERTIES LP:

VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cheyenne Avenue and Colton Avenue; and a portion of right-of-way being Colton Avenue located between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/nai/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-401-008

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 5 feet right-of-way that runs along the east and north property lines. Vacating both rights-of-way will allow the applicant to install detached sidewalks along Marion Drive and Colton Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0107	Waiver of development standards and design review for an office/warehouse	Approved by BCC	June 2023
ET-400279-09 (VS-1130-07)	Extension of time for vacating a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2009
ET-400280-09 (DR-1257-07)	Extension of time for distribution center - expired	Approved by BCC	November 2009
DR-1257-07	Distribution center - expired	Approved by BCC	December 2007
VS-1130-07	Vacated a portion of Marion Drive for detached sidewalk - expired	Approved by PC	November 2007
TM-0263-07	One lot industrial subdivision - expired	Approved by PC	November 2007
DR-1667-05	Office warehouse complex - expired	Approved by BCC	December 2005
WS-0133-05	Screening and buffering of loading docks - expired	Approved by BCC	March 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1599-04	Reclassified the north half of the property from R-E to M-D zoning	Approved by BCC	October 2004
ZC-1099-04	Reclassified the south half of the property from R-E to M-D zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75 & APZ-2)	Single-family residential
South	Business Employment	IL (AE-80 & APZ-2)	Distribution center
East	Business Employment	IP (AE-75, AE-80, APZ-1, & APZ-2)	Distribution center
West	Business Employment	IL (AE-75 & APZ-2)	Freight trucking company

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCOTT L. SCHOFIELD

**CONTACT: SCOTT SCHOFIELD, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD
SOUTH, #320, LAS VEGAS, NV 89119**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-08-401-008

PROPERTY ADDRESS/ CROSS STREETS: 3255 MARION DR

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate Excess R/W along Colton Ave and Marion Drive for the Proposed Industrial Business Center, per CCPW request.

PROPERTY OWNER INFORMATION

NAME: GROUP XIII Properties LP
 ADDRESS: 4900 Santa Anita Ave Suite #2C
 CITY: El Monte STATE: CA ZIP CODE: 91731
 TELEPHONE: _____ CELL 626-575-3070 EMAIL: Ryan@goldenmanagement.com

APPLICANT INFORMATION (must match online record)

NAME: GROUP XIII Properties LP
 ADDRESS: 4900 Santa Anita Ave Suite #2C
 CITY: El Monte STATE: CA ZIP CODE: 91731 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 626-575-3070 EMAIL: Ryan@goldenmanagement.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
 ADDRESS: 6671 Las Vegas Boulevard Suite 320
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702-570-2423 CELL _____ EMAIL: Scott.schofield@kimley-horn.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.

 Michael Brown 06 / 05 / 2024
 Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) VS-24-0426 ACCEPTED BY NAT
 PC MEETING DATE 10/1/2024 DATE 8/1/2024
 BCC MEETING DATE _____ FEES \$1,200.00
 TAB/CAC LOCATION Sunrise Manor DATE 9/12/2024

Kimley»Horn

June 26, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

RE: *Cheyenne & Marion Industrial – Vacation Justification Letter*

To whom it may concern,

It is our pleasure to submit this letter of intent to pursue approvals to vacate excess Right-of-Way for 5' of Right-Of-Way along Colton Ave and Marion Drive for the parcel APN 140-08-401-008. The subject area is part of the 8.74 acre +/- property currently owned by Group XIII Properties LP in Clark County, located at 3255 Marion Drive (APN: 140-08-401-008). The site currently has a zoning of Industrial Park (IP).

We're requesting this Right-of-Way be vacated to accommodate the detached sidewalks around the perimeter of the site that are required per the Clark County Development Code (Title 30). The location of the vacation has been provided on a site plan exhibit with the right-of-way vacation submittal package.

We appreciate your efforts in working with us on this project. Please feel free to reach out with any questions by phone at (702) 862-3630, or via email at scott.martin@kimley-horn.com.

Sincerely,



By: Scott. M Martin, P.E.
Project Manager