



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 30, 2021

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 jillniko@hotmail.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

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

Secretary: Jill Leiva, 702-334-6892, and 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 Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

clearly state your name and address and please **spell** your last name for the record. If any member of the Board/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 September 16, 2021. (For possible action)
- IV. Approval of the Agenda for September 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning
10/19/21 PC

- 1. **DR-21-0473-UNION SHEET METAL WORKERS #88:**
DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone. Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action) **10/19/21 PC**
- 2. **WS-21-0457-BUILDING HOPE BETTY LANE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter 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. WM/rk/jo (For possible action) **10/19/21 PC**

10/20/21 BCC

- 3. **ET-21-400145 (NZC-0277-15)-S.K. INC PROFIT SHARING PLAN & TRUST:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.37 acres from an R-1 (Single Family Residential) Zone to an R-3 (Multiple Family Residential) Zone, and 0.74 acres from an R-E (Rural Estates Residential) Zone and an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvement within the right-of-way; **2)** reduced landscaping along a street frontage (Craig Road); **3)** allow access to a residential local street (Calimesa Street); **4)** modify street standards in accordance with Clark County Uniform Standard Drawings.
DESIGN REVIEW for a multiple family development. Generally located on the east and west sides of Calimesa Street and the south side of Craig Road within Sunrise Manor (description on file). MK/bb/jo (For possible action) **10/20/21BCC**

4. **ZC-21-0466-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:**
ZONE CHANGE to reclassify 4.7 acres from a C-2 (General Commercial) (AE-75 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone for a distribution center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade. Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/nr/jo (For possible action) **10/20/21 BCC**

VII. General Business: None

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

IX. Next Meeting Date: October 14, 2021.

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

September 16, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – EXCUSED Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Grady Bernhart
Secretary: County Liaison:	Jill Leiva 702 334-6892 jillniko@hotmail.com William Covington	

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

The meeting was called to order at 6:44 p.m.

II. Public Comment: None

III. Approval of September 2, 2021 Minutes

Moved by: Mr. Carter

Action: Approved

Vote: 3-0/ Unanimous

IV. Approval of Agenda for September 16, 2021

Moved by: Mr. Carter

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

09/22/21 BCC

1. **ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA ESMERALDA:**
USE PERMITS FIRST EXTENSION OF TIME to commence the following: 1) allow non-architectural compatibility for all existing accessory structures; and 2) allow front access of a casita to face the street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation between existing structures; 2) reduce setbacks; and 3) reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo (For possible action) 09/22/21 BCC
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous
2. **WC-21-400126 (ZC-0251-08)-PJA, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) construct full off-sites; and 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) 09/22/21
Moved by: Mr. Thomas
Action: Denied per Staff Recommendations
Vote: 4-0/Unanimous
3. **WC-21-400130 (WS-19-0825)-PJA, LLC:**
WAIVERS OF CONDITIONS of waivers of development standards requiring the following: 1) off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action) 09/22/21
Moved by: Mr. Thomas
Action: Denied per Staff Recommendations
Vote: 4-0/Unanimous

10/05/21 PC

4. **AR-21-400133 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N.:**
USE PERMIT SECOND APPLICATION FOR REVIEW for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/jor/jo (For possible action)10/05/21 PC
Moved by: Ms. Castro
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous
5. **UC-21-0389-PALM 32 LLC:**
USE PERMIT for reduced separation to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced landscaping.
DESIGN REVIEW for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)10/05/21 PC
Moved by: Mr. Carter
Action: Denied per Staff Recommendations
Vote: 4-0/Unanimous

6. **UC-21-0422-CRYSTALS LLC:**
USE PERMIT to allow a single family attached residential structure.
DESIGN REVIEW for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)**10/05/21 PC**
Moved by: Mr. Carter
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous

10/06/21 BCC

7. **DR-21-0426-MILLER HARVEY M FAMILY TRUST & MILLER HARVEY M TRS:**
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 180 feet east of Shatz Street within Sunrise Manor. MK/sd/jo (For possible action)**10/06/21 BCC**
Moved by: Mr. Thomas
Action: Approved per Staff Recommendations
Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: Phyllis Weaver had questions about getting an SID in place for off-sites.

IX. Next Meeting Date: The next regular meeting will be September 30, 2021

X. Adjournment
The meeting was adjourned at 7:55pm

10/19/21 PC AGENDA SHEET

UNION HALL
(TITLE 30)

MARCO ST/CAREY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0473-UNION SHEET METAL WORKERS #88:

DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone.

Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:
140-17-802-005

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2540 Marco Street
- Site Acreage: 2.2
- Project Type: Union hall
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 23,449 (existing)/north 2 story addition (17,270)/south 2 story addition (2,904)/vestibule (90)/43,713 (total building)
- Parking Required/Provided: 60/88

Background

The property was approved for M-1 zoning in 1991 via a zone change application (ZC-0154-91). In 1995, a use permit (UC-2139-95) was approved to allow for an Ironworkers Union Hall and apprenticeship training facility in an M-D (AE-70) (APZ-II) zone. The use permit is required in any APZ zone and the approved conditions limited students to 25 persons per acre per hour during a 24 hour period and not to exceed 60 persons per acre at any time. A use permit application in 2009 (UC-0236-09) established a union hall in an APZ-2 subdistrict with a waiver for reduced parking and design review to expand the existing warehouse/office building.

Site Plans

The plans depict an existing warehouse/office building that is currently 23,449 square feet located on the east side of Marco Street with 2 existing driveways. The applicant is proposing to increase the total square feet of the existing office/warehouse building with additions along the north, west, and south exteriors of the building. The additions will provide meeting rooms in order to allow for members to meet on-site. The building additions include a 90 square foot entry vestibule along the west exterior, a 2,904 square foot 2 story addition along the south exterior, and a 17,270 square foot 2 story addition along the north exterior.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed additions will match the existing architectural compatibility with the existing building and includes smooth concrete finish, roll-up doors, and exterior stairways. The maximum height including the addition will be 35 feet.

Floor Plans

The plans depict a 2 story warehouse/office building with an addition to include a computer lab, storage, instructor rooms, break room, offices, restrooms, lobby, and library.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the addition will provide more space to expand the building and use for apprenticeship training associated with the Ironworkers Union. All existing landscaping will remain, and the proposed expansion will not have negative impacts to public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0236-09	Union hall with a waiver for parking	Approved by BCC	May 2009
DR-1174-98	24,000 square foot warehouse/workshop facility	Approved by PC	August 1998
DR-1647-97	Workshop/warehouse facility	Approved by PC	October 1997
UC-2139-95	8,000 square foot Ironworkers apprenticeship training facility	Approved by PC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Warehouse/office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Industrial	M-1	Industrial
East & West	Business and Design/Research Park	M-D & M-1	Warehouse/Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed project is designed to be sensitive to the surrounding neighborhood. The building has architectural enhancements which comply with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the public to improve visual quality. Staff finds the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0320-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHEET METAL LOCAL 88 JOINT APPRENTICESHIP & TRAINING FUND INC.

CONTACT: GEMIE KNISELY, GK3 ARCHITECTURE, 2111 EDGEWOOD AVENUE, LAS VEGAS, NV 89102

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 #)	STAFF APP. NUMBER: <u>DR-21-0473</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: <u>10/19/21</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>Sheet Metal Local 88 J.A.T.F. Inc.</u> ADDRESS: <u>2540 Marco St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-632-3014</u> CELL: <u>702-301-3155</u> E-MAIL: <u>EAbraham@88training.org</u>
	APPLICANT NAME: <u>Sheet Metal Local 88 J.A.T.F. Inc.</u> ADDRESS: <u>2540 Marco St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>: 702-632-3014</u> CELL: <u>702-301-3155</u> E-MAIL: <u>EAbraham@88training.org</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Gemie M. Knisely, RA</u> ADDRESS: <u>2111 Edgewood Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702 932 0455</u> CELL: <u>702 250 9416</u> E-MAIL: <u>Gemie M. Knisely, RA Ge</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-17-802-005
 PROPERTY ADDRESS and/or CROSS STREETS: Marco St. and E. Carey Ave.
 PROJECT DESCRIPTION: Two story, and single story addition to existing one story 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.

Angelo Iannucci
 Geremiah Robnett

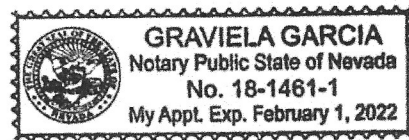
Angelo Iannucci
 Property Owner (Signature)

Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/22/2021 (DATE)
 By Angelo Iannucci and Geremiah Robnett

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.

2111 Edgewood Ave • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

August 19, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Tel.: 455-4314
Fax.: 455-3217

DR 21-0473

Re: Design Review
2540 Marco Street
Las Vegas, NV 89115
APN: 140 17 802 005

Justification Statement

Ladies and Gentlemen:

GK³ Architecture, on behalf of Sheet Metal Local 88 Joint Apprenticeship & Training Fund Inc., is requesting the review and approval of a Design Review for an addition to an existing single-story building. The building is currently used as an adult vocational training center. The addition will provide space to expand the current use. The project scope includes a 17,500 SF two story addition to the North side of the building, a 2,904 SF two story addition to the South side of the building and a 90 SF front entry vestibule addition to the West side of the building. The driveway entrances will be existing to remain and the majority of the parking will be existing to remain. The 2 accessible parking spaces will be re-located, bike parking will be added and (3) loading spaces added. All of the planting in the existing landscape will be replaced.

As designed the project is consistent with the objectives of Title 30 and will not negatively affect neighbors or impact any views. This project will be an asset to the area. The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the M-1 Zone and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

USA 2111 Edgewood Ave.; Las Vegas, NV 89102 Tel. 702.932-0455 Fax 702.932.0456

EMAIL kevin@gk3architecture.com • gemie@gk3architecture

10/19/21 PC AGENDA SHEET

LANDSCAPING
(TITLE 30)

KELL LN/BETTY LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0457-BUILDING HOPE BETTY LANE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for landscaping and screening in conjunction with a proposed wall for a charter 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. WM/rk/jo (For possible action)

RELATED INFORMATION:

APN:
140-21-403-001

WAIVER OF DEVELOPMENT STANDARDS:
Allow alternative landscaping and buffering along the south property line adjacent to a less intensive use (single family residential) where landscaping per Figure 30.64-11 is required.

LAND USE PLAN:
SUNRISE MANOR - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1780 Betty Lane
- Site Acreage: 3
- Project Type: Landscaping and screening

Site Plans and Landscape Buffer

The previously approved plans depicted the conversion of an existing place of worship to a 42,871 square foot Nevada Prep Charter School (grades 3 through 8). The applicant is requesting to allow alternative landscaping along the south property line adjacent to a less intensive use (single family residential). The previous application (UC-20-0355) conditioned this wall to be 8 foot high; however, due to the structural integrity of the planter, the applicant is requesting to have smaller growing trees (non-evergreen), 35 feet on-center where code requires trees to be spaced 20 feet on-center.

Applicant's Justification

The applicant indicates the additional length of tree spacing and the type of trees will still create the visual buffer between their site and the adjacent residential property. The geotechnical report for this site requires that no irrigation be permitted within 10 feet of any structure or wall due to the nature of the expansive soils on this site. To accomplish the required landscape buffer, they propose to install 42 inch sealed square planters along the landscape buffer to accommodate the trees. These planters will not sustain a large evergreen tree's root structure and are proposing the smaller trees instead.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0355	School with waivers for off-site improvements	Approved by BCC	November 2020
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

Waiver 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.

Staff finds that planting trees at 35 foot intervals meets the intent of Title 30 and will provide similar screening at full canopy maturity as the 20 foot spacing as outlined in Figure 30.64-11. Additionally, the 8 foot wall provides additional height and will help create the visual buffer between these 2 uses.

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: ETHOS | THREE ARCHITECTURE
CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVE, SUITE 220, LAS VEGAS, NV 89123



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 #)	STAFF APP. NUMBER: <u>WS-21-0457</u> DATE FILED: <u>8/23/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: <u>10/19/21</u> R.E BCC MEETING DATE: <u>—</u> IL UC 2a0355 FEE: <u>\$975.00</u> WM
	PROPERTY OWNER NAME: <u>Building Hope</u> ADDRESS: <u>910 17th Street NW, #1100</u> CITY: <u>Washington</u> STATE: <u>DC</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: <u>aranieri@bhope.org / jzayets@bhope.org</u>
	APPLICANT NAME: <u>Las Vegas Preparatory DBA Nevada Prep Charter School</u> ADDRESS: <u>2525 Emerson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-301-8118</u> CELL: _____ E-MAIL: <u>david@nvprep.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ethos three ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>buildingpermit@ethosthree</u> REF CONTACT ID #: _____

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

PROPERTY ADDRESS and/or CROSS STREETS: 1780 Betty Lane

PROJECT DESCRIPTION: Reduce landscape buffer width located on the South Property wall.

(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.

 _____ JERRY ZAYETS, VICE PRESIDENT
 Property Owner (Signature)* Property Owner (Print)

STATE OF Maryland
 COUNTY OF Howard
 SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)
 By Jerry Zayets

SHERECE L. GASAWAY
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires March 1, 2024

NOTARY PUBLIC: Sherree L Gasaway

*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 23, 2021

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

WS-21-0457

RE: Nevada Prep Charter School
Waiver of Standards APR-21-100913

Dear Planning Staff,

We are requesting a Waiver of Standards for 30.64-2 & 30.64-11 Buffer Adjacent to a Less Intensive use. This standard requires a 24" box large evergreen be planted at 20' o.c.

We propose to plant a 24" box small tree instead at 35' o.c.

Because the new wall we are constructing along the south property line will be 8'-0" high instead of 6'-0" high, the additional height will create the visual buffer between our site and the adjacent residential property. The geotechnical report for this site requires that no irrigation be permitted within 10'-0" of any structure or wall due to the nature of the expansive soils on this site. To accomplish the required landscape buffer we propose to install 42" sealed square planters along the landscape buffer to accommodate the required trees. These planters will not sustain a large evergreen tree's root structure and therefore we are proposing the smaller trees instead.

If you have any questions or comments, please feel free to give me a call.

Sincerely,

John Lopeman, AIA
Principal

10/20/21 BCC AGENDA SHEET

MULTIPLE FAMILY & COMMERCIAL DEVELOPMENT
(TITLE 30)

CRAIG RD/CALIMESA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400145 (NZC-0277-15)-S.K. INC PROFIT SHARING PLAN & TRUST:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.37 acres from an R-1 (Single Family Residential) Zone to an R-3 (Multiple Family Residential) Zone, and 0.74 acres from an R-E (Rural Estates Residential) Zone and an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow non-standard improvement within the right-of-way; 2) reduced landscaping along a street frontage (Craig Road); 3) allow access to a residential local street (Calimesa Street); 4) modify street standards in accordance with Clark County Uniform Standard Drawings.

DESIGN REVIEW for a multiple family development.

Generally located on the east and west sides of Calimesa Street and the south side of Craig Road within Sunrise Manor (description on file). MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-05-203-002; 140-05-203-003; 140-05-303-001; 140-05-303-001; 140-05-303-002

WAIVERS OF DEVELOPMENT STANDARDS

1. Allow non-standard improvements (landscaping) within the right-of-way (Calimesa Street) where not permitted.
2. Reduce the landscape area along a street frontage (Craig Road) to 8 feet with an attached sidewalk where a 15 foot wide landscape area is required along an arterial or collector street (a 47% reduction).
3. Allow commercial development to access a residential local street (Calimesa Street).
4.
 - a. Reduce throat depth to 5 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 16% reduction).
 - b. Reduce throat depth to 11 feet 6 inches (previously 13 feet) where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 54% reduction).
 - c. Reduce the distance between a driveway and an intersection (approach side) to 70 feet 2 inches (previously 56 feet) where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 53% reduction).

LAND USE PLAN:

SUNRISE MANOR - OFFICE PROFESSIONAL

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.37 (residential component)/0.74 (commercial component)
- Number of Units: 5
- Density (du/ac): 13.5 du/ac
- Project Type: Multiple family and commercial development
- Open Space Required/Provided: 1,000/1,267 square feet (residential component)
- Number of Stories: 1 (commercial component)/1 (residential component)
- Building Height: 21 feet (commercial component)/16 feet (residential component)
- Parking Required/Provided: 33/34 (commercial component)/9/9 (residential component)

Residential Component

Site Plans

The approved plans depict a multiple family residential building consisting of 5 units. The site is 0.37 acres with a density of 13.5 dwelling units per acre. The building is located towards the southern portion of the site with a surface parking lot shown to the north. The building is 4,050 square feet consisting of 3, one bedroom units and 2, two bedroom units. Open space is shown east of the residential building and consists of a barbeque pit and other passive open space areas. The setbacks of the building are as follows: 77 feet to the north property line; 10 feet to the south property line; 20 feet to the east property line; and 10 feet to the west property line. Per Title 30 requirements, for buildings 35 feet or less, the setback may be reduced to zoning district minimum with an intense landscape buffer (which this site provides). There is 1 access point shown from Calimesa Street to the east. The original proposal included waivers of development standards for setbacks and landscaping, but were subsequently withdrawn.

Landscaping

The approved street landscape buffer is shown at 8 feet to 20 feet in width and with an existing attached sidewalk. Additional portions of the street landscaping (4 feet to 6 feet) will be in the right-of-way which requires the waiver of development standards to allow non-standard improvements within the right-of-way. Around the building footprint and north of the residential building landscaping is equitably distributed throughout the site. The amount of active open space is depicted at 1,267 square feet where 1,000 square feet is required. This project has common property lines with an existing single family development to the south and west. The landscaping shown at these locations is 10 feet wide, with an intense landscape buffer which includes a double row of off-set Mondel pines.

Elevations

The approved plans depict a 1 story, 16 foot high building with cement plaster siding and a pitched concrete tile roofing which resembles a traditional 1 story residential building. Window trim, varied rooflines, and architectural pop-outs will be provided on all sides of the building.

Floor Plans

The building is 4,050 square feet consisting of 3, one bedroom units and 2, two bedroom units.

Commercial Component

Site Plan

These proposed plans were not approved as a condition of approval and requires a redesign; therefore, there are no approved plans for the commercial site.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400188 (NZC-0277-15):

Current Planning

- Until August 5, 2021 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0492-2018 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for NZC-0277-15:

Current Planning

- A reduction to R-3 zoning for the west parcel (APN 140-05-302-001);
- A resolution of intent to complete construction in 3 years;
- Redesign commercial pad site to the northwest corner of the site;
- Submit a commercial subdivision map for commercial project;
- Design review as a public hearing on final plans;
- Any lighting to be low level with any light source to be shielded with "full cut-off" fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Per Regional Transportation Commission dedicate and construct right-of-way for bus turnouts with a right lane into commercial property and a passenger loading/shelter area

in accordance with Regional Transportation Commission Standards along Craig Road to enhance the safety of the existing stop;

- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcels; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The property owner has been delayed in developing this site due to the Covid-19 pandemic and several related deaths in the family. The owner intends to begin work again this year. The owner is in discussion with several fast food franchises and has been unable to secure an agreement to date.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400188 (NZC-0277-15)	First extension of time for R-3 and C-1 zoning	Approved by BCC	October 2018
NZC-0277-15	Original application to establish the R-3 and C-1 zoning for a multiple family and commercial development	Approved by BCC	August 2015
DR-1326-05	4,000 square foot automobile maintenance building on the proposed commercial site - expired	Approved by BCC	October 2005
ZC-0208-03	Reclassified the proposed commercial site to C-1 zoning (request for C-2 reduced to C-1 zoning) for a 6,200 square foot commercial center and a waiver to allow commercial access from a residential street (Calimesa Street) - expired	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Business and Design/Research Park	R-E & M-D	Undeveloped & office/warehouse complex
South & West	Residential Suburban	R-1	Single family residential
East	Commercial General & Residential Suburban	C-2 & R-1	Commercial center & 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has made no progress toward commencement of this project since the original approval more than 6 years ago. Therefore, staff cannot support an additional extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time. However, since Planning is recommending denial, staff cannot support this extension of time.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until August 5, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Compliance with previous conditions.

Current Planning Division - Addressing

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: S.K. INC PROFIT SHARING PLAN & TRUST

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>15-0277-NBC</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400145</u> DATE FILED: <u>8-25-2021</u> PLANNER ASSIGNED: <u>B88</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9-30-2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-20-2021</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>S.K.Profit Sharing Plan & Trust</u> ADDRESS: <u>23 Quiet Moon Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-768-1926</u> CELL: <u>702-946-0857</u> E-MAIL: <u>skrygiell@gmail.com</u>
	APPLICANT NAME: <u>same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 140-05-203-002, 003; 140-05-303-001 & 002; 140-05-302-002

PROPERTY ADDRESS and/or CROSS STREETS: S.side of Craig Road, east and west sides of Calimesa

PROJECT DESCRIPTION: Residential and retail development

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

[Signature]
Property Owner (Signature)*

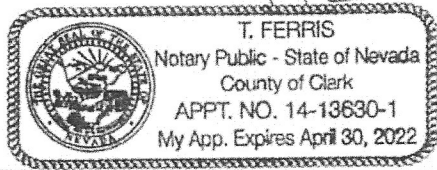
SK INC / Susan Hunt Krygiell
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)

By Susan Hunt Krygiell

NOTARY PUBLIC: [Signature]



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

APR-21-101038

LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

ET-21-400145

July 25, 2021

Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

PLANNER
COPY

RE: Justification Letter-Second extension of time- NZC 0277-15
APN: 140-05-203-002, 003; 140-05-303-001, 002; 140-05-302-001

Dear Sir or Madam:

Please accept this letter as request for a second extension of time. The project is as follows:

Project Description:

This project is located south of Craig Road, on the east and west side of Calimesa Street.

Residential Portion

The property on the west side is .37 acres (net and gross are the same) and zoned R-1. The planned land use for this portion of the property is Residential Suburban. The project was approved for R-4 zoning, for a small 2 story, 6000 square foot building consisting of 4, one bedroom and 4 two-bedroom units. There is 1267 square feet of open space/landscaping provided but 800 square feet required. Within the open space, there will be amenities, like workout equipment and other items to make it active open space. Fourteen parking spaces are both required and provided. Lot coverage is 42.3%. The owner is planning on installing intense landscaping

along Calimesa where the setback is reduced to provide an aesthetic street frontage.

Commercial Portion

The east side of Calimesa Street is zoned R-1 and R-E and is planned for residential suburban and office professional. This was approved for C-1 to allow for a future fast-food pad. The building will be 3200 square feet with a drive-thru, and 36 parking spaces provided. The owner has been in discussions with several fast-food providers however they have been unable to reach an agreement.

Intense landscaping is provided between the proposed R-4 and C-1 and existing homes to the south and landscaping is provided along the street frontage. This project is so small shouldn't have an impact on the public facilities and services.

Then property owner has been delayed in developing this site because of COVID and several related deaths in the family. They are hoping to be able to begin working on it again this year.

We believe this request will be an asset to the neighborhood, provide for in-fill development and provide a buffer from the single-family development and Craig Road. We respectfully request approval of this extension of time.

Yours truly,

Lucy Stewart

Lucy Stewart

PLANNER
COPY

ET-21-400/45

10/20/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0466-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:

ZONE CHANGE to reclassify 4.7 acres from a C-2 (General Commercial) (AE-75 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone for a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade.

Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-102-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from the loading docks to residential to 104 feet where 150 feet is required per Table 30.44-1 (a 30.7% reduction).
2. Reduce throat depth to 25 feet where 75 feet is the minimum distance allowed per Uniform Standard Drawing 222.1 (a 66.7% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height: 42 feet, 8 inches

- Square Feet: 84,950
- Parking Required/Provided: 85/85

Site Plans

The plans show a proposed 84,950 square foot distribution center parallel to Cheyenne Avenue. The parking for the site is located along the west portion of the site. Parking is also located on the east side of the site between Walnut Road and the building. The 8 loading docks are located on the west side of the building facing the commercial shopping center to the west of the site. The building is set back 46 feet 6 inches to the residential property to the south and the west facing loading docks are 104 feet 7 inches from the residential to the south. A 6 foot high CMU block wall extends south from Cheyenne Avenue on the west side of the site and extends along the south property line. A 27 foot wide emergency crash gate is located off Cheyenne Avenue. A 26 foot wide drive aisle along the southern portion of the site extends from the access from Walnut Road to the loading docks and parking on the west side of the site. Access to the site is from Walnut Road on the southeast side of the site. The throat depth for the access from Walnut Road is reduced due to the parking area on the northeast side, this is where the waiver for throat depth is.

Landscaping

A 15 foot to 18 foot 8 inch wide landscape area is located behind the existing attached sidewalk along Cheyenne Avenue. Outside of the sight visibility zone the landscape area along Walnut Road is 25 feet to 45 feet wide. A 14 foot 10 inch wide landscape strip is located along the southern boundary line next to the multiple family development to the south. Parking lot landscaping is provided per Figure 30.64-14.

Elevations

The plans depict a 1 story, 42 foot 8 inch high concrete tilt-up construction distribution center with architectural features such as recessed panels, wall scones, aluminum storefronts, and varied rooflines.

Floor Plans

The plans show an open floor plan with 2 leased spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the waivers requested are due to site constraints. Applicant proposes increased landscaping on the southern property line and an 8 foot high buffer wall to screen the loading docks from the adjacent property. The reduced throat depth of the entrance from Walnut Road is mitigated by an increased drive aisle to help with potential queuing on site. The applicant states that the increase in the drive aisle meets the intent of Title 30. The warehouse would provide an inviting design for truck and pedestrian movement throughout the site and provide a visually appealing development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1627-05	Above ground transmission lines on the south side of Cheyenne Avenue extending from Pecos Road to Lincoln Road	Approved by PC	December 2005
ZC-1251-99	Reclassified 4.8 acres from R-E and H-2 to C-2 zoning	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-3 & C-2	Multiple family residential & convenience store with gasoline station
South	Business and Design/Research Park	R-3	Multiple family residential
East	Business and Design/Research Park	M-D	Undeveloped (approved for a distribution center)
West	Business and Design/Research Park	C-2	Commercial shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change conforms to the Sunrise Manor Land Use Plan and the proposed use of the property as a distribution center is consistent and compatible with other developments in the area. Approval of the zone change would provide the site with a unified set of development standards. The request complies in part with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with developments that are compatible with adjacent land uses. Therefore, staff supports the zone change.

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

There are several distribution centers and office/warehouse complexes in this area; therefore, the proposed use of the property is consistent with other developments in this area. The front of the loading spaces for the loading docks are west facing and are set back 104 feet 7 inches from an existing apartment complex to the south. This apartment complex is located in an area that is impacted by aircraft noise from Nellis Air Force Base and the buildings in the complex were constructed with materials to reduce the impacts of the noise levels generated by the aircraft, which would also limit the impacts of noise from the loading docks on the residents of the apartment complex. Additionally the loading docks will be additionally screened from the property to the south with an 8 foot high screening wall and an intense landscape area located along the south property line between the loading docks and the apartments.

The design of the proposed building is consistent and compatible with similar developments in this area. The building is designed with architectural features to break-up the horizontal and vertical surfaces and enhance the appearance of the facility. Through thoughtful site design any visual impact on the surrounding area will be minimal, which is consistent with the Sunrise Manor Land Use Plan. The design of the building and uses of landscape areas will mitigate the impact of this facility on abutting residential developments in this area. Staff finds that the impacts of the loading docks on the existing residential units will be mitigated and the proposed use is appropriate for this location. Since the application is consistent with the Land Use Plan for the area and mitigation measures have been incorporated into the design of the site, staff can support the waiver and the design review for the distribution center.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objections to the request to reduce the throat depth for the driveway on Cheyenne Avenue as the applicant has reduced the potential conflicts by providing landscape adjacent to the driveway to provide drivers more distance before they encounter any conflicting parking spaces.

Design Review #2

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

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 54 foot property line radius on the northeast corner of the site;
- Nevada Department of Transportation approval.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvements permit may be required.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0055-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ODYSSEY WALNUT INDUSTRIAL CENTER, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

APR 21-100366



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

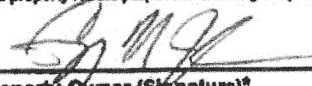
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-21-0466</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>10/20/21</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER NAME: <u>Odyssey Walnut Industrial Center, LLC</u> ADDRESS: <u>7521 W. Lake Mead Blvd. Ste 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Odyssey Walnut Industrial Center, LLC</u> ADDRESS: <u>7521 W. Lake Mead Blvd. Ste. 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Drive #850</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvae.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 140-18-102-004

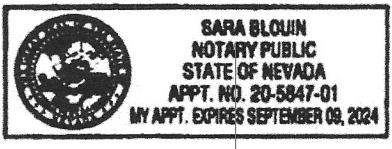
PROPERTY ADDRESS and/or CROSS STREETS: 3813 E. Cheyenne Avenue

PROJECT DESCRIPTION: Warehouse Distribution Development

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


 Property Owner (Signature)*
 STATE OF NV
 COUNTY OF Clark
 PROPERTY OWNER (PRINT) GREGORY N. JOHNSON

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)
 By Sara Blouin
 NOTARY PUBLIC: Sara Blouin



*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.

Justification Letter

Planner
Copy

ZC-21-0466

July 28, 2021

Clark County – Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106
Ph: 702-455-4314

Re: **Odyssey Cheyenne & Walnut Industrial – Justification Letter**
APN# 140-18-102-004

To Whom It May Concern:

This design review & zone change submittal package includes the concept to construct a new warehouse distribution center building for Odyssey Real Estate Capital for a total gross square footage of 84,950 sf located on 4.72 acres at the southwest corner intersection of East Cheyenne Ave. & North Walnut Road. There will be two main entrances to allow for the building to be divisible into two industrial condos in the future which will consist of accessory office to warehouse space.

This project is currently zoned General Commercial (C-2) and we are proposing to change the zoning back to Designed Manufacturing (M-D) with a planned land use of Business and Design/Research Park (BDRP) to allow for the development of this project. This project will provide future buyers the option to purchase their own facility and establish long term businesses for the surrounding community. This project meets the challenge of providing valuable service to the surrounding community by providing a great option for new businesses to facilitate growth in the e-commerce & warehouse industry. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well-developed project.

Odyssey Real Estate Capital is a commercial real estate investment and advisory firm with offices in Las Vegas and Kansas City. The Odyssey teams up with institutional real estate investment funds to acquire, develop, operate, improve, and sell commercial properties.

The design of the building focus is to promote an efficient & inviting design for truck & pedestrian movement throughout the site as well as a visually appealing building to attract future occupants. The buildings will be constructed with concrete tilt-up panels and panelized roof system with a maximum building height of 42'-0" at the corners of the building with an elevation changes along the façades parapet periodically to break up the mass of the building. The building will have a clear height of 32'-0" clear at the speed bay and will include grade high doors, dock high doors within a secure truck court for added security. In addition, the building will be equipped with an ESFR fire sprinkler system, 2% skylights, and energy efficient light fixtures.

In order to facilitate the current design of the project we will need to request (2) waivers of development standards as follows:

Waiver Request #1: Per Table 30.44-1_Distribution Center (Footnote #1 – Where abutting a residential use: a. 150 foot setback must be maintained from the loading spaces/docks to the property line of the residential use.) With the current site plan layout and to best manage circulation, flow, overall design of the site we are asking for relief of the 150'-0" required dimension. The loading dock spaces on the west side of the building are located 104'-7" from the residential property line.



Justification Letter

Copy 20-21-0466

Waiver Request #1 Justification: Currently, there is an existing 6' high CMU perimeter screen wall with stucco finish running the length of the south property line. We are proposing to install an intense landscape buffer per Figure 30.64-12. For the loading spaces, we propose to install an additional 8' high screen wall along with the loading doors recessed by the building to provide additional screening of the loading spaces from the residential property. We believe that the current orientation provides the best design to achieve screening from the street and residential property with landscaping, building, & screen walls.

Waiver Request #2: Per Table 30.64-1, the required landscaping buffer requirements are dictating Figure 30.64-17 be used. Currently, the property has existing attached sidewalks along E. Cheyenne Ave. and N. Walnut Road.

Waiver Request #2 Justification: With the existing sidewalks already installed along the streets we propose the existing sidewalks to remain unchanged as not to add unnecessary work or disruption to the adjacent streets and the area.

Waiver Request #3: Per Uniform Standard Drawing #222.1, the required throat depth minimum for parking lots 51 to 100 parking spaces is 75'. We are requesting approval of 25' minimum throat depth due to additional 50' of drive aisle queuing and site layout/locations of the parking spaces on the site.

Waiver Request #3 Justification: With the site only having on drive approach to the project we have provided additional 50' to add to the provided 25' throat depth with unobstructed drive aisle queuing from the drive an approach to the parking spaces facing the Walnut Street. We believe this additional unobstructed queuing provides the intent of the 75' required throat depth by reducing possibilities of traffic conflicts from vehicles entering and exiting the site. In addition, the parking spaces onsite are split from the west and east sides of the building and therefore the parking lot on east side of the building has a total of 33 parking spaces and would adhere to the requirements of USD #222.1 for a 25' minimum throat depth.

Site Cross Sections: The finish grade of the new building will be over 18" in grade difference from the property owners to the west and south. **See cross sections for design review for a maximum fill of 4'-0".**

We are confident that this project complies with the Title 30 requirements and is consistent with the overall design intent of the current local Zoning Ordinance and Planned Land Use. This project will provide great new space for the inhabitants for the surrounding Las Vegas Area. We are requesting design review and zone change approval for the currently proposed design concept.

We look forward to working with Clark County to create another great project. Should you have any questions regarding our project please feel free to contact me at your convenience at 702-810-3913.

Sincerely,



Wade Takashima, NCARB, AIA, LEED AP
Chief Executive Officer
Creative FIT

