



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 10, 2022

6:30pm

AGENDA

Note:

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

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

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

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.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,

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

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 October 27, 2022. (For possible action)
- IV. Approval of the Agenda for November 10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Sunrise Manor TAB for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning
12/06/22 PC

- 1. **UC-22-0567-HSJC INVESTMENTS, LTD:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Links Street within Sunrise Manor. TS/rk/syp (For possible action)12/06/22 PC
- 2. **UC-22-0583-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT to increase the height of an existing communications tower.
WAIVER OF DEVELOPMENT STANDARDS for encroachment into airspace.
DESIGN REVIEW for modifications to an existing communications tower and associated equipment on a portion of 4.4 acres in an M-2 (Industrial) (AE-70 & AE-75) Zone. Generally located on the north side of El Campo Grande Avenue and the west side of Hollywood Boulevard within the Sunrise Manor Planning Area. MK/md/syp (For possible action)12/06/22 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: December 1, 2022.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

October 27, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Earl Barbeau-Vice Chair- PRESENT Max Carter -- EXCUSED	Paul Thomas – EXCUSED Harry Williams- PRESENT Planning-Brady Bernhart
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Javier Rivera	

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 the September 29, 2022 Minutes

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

IV. Approval of Agenda for October 27, 2022

Moved by: Mr. Williams
Action: Approved with item #3 being held
Vote: 3-0/Unanimous

V. Informational Items: Mr. Rivera reminded everyone that the applications for next for a two-year (2-year) term are due by November 15, 2022.

VI.

Planning & Zoning

11/02/22 BCC

1. **VS-22-0513-RG NELLIS NV, LLC:**
VACATE AND ABANDON portions of a right-of-way being Carey Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/bb/syp (For possible action)11/02/22 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

11/15/22 PC

2. **UC-22-0525-BACKLEY IMAD & RAED SUHAIRA:**
USE PERMIT to allow for a vehicle maintenance facility on 0.3 acres in an H-2 (General Highway) Zone. Generally located on the northeast corner of Sahara Avenue and Palm Street within Sunrise Manor. TS/sd/syp (For possible action)11/15/22PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
3. **UC-22-0527-DIS & DAT INC:**
USE PERMITS for the following: 1) communication tower; and 2) increase the height of a communication tower.
DESIGN REVIEW for a proposed communication tower and associated equipment on a portion of 3.7 acres in an M-2 (Industrial) Zone (AE-70 & APZ-1) Zone and an M-2 (Industrial) (AE-70) Zone. Generally located on the west side of Bledsoe Lane and the south side of Accurate Drive (alignment) within Sunrise Manor. MK/rk/syp (For possible action)11/02/22 BC

HELD PER APPLICANTS REQUEST

11/16/22 BCC

4. **VS-22-0534-NELLIS 10 LAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Betty Lane, and between Carey Avenue and Alto Avenue within Sunrise Manor (description on file). MK/bb/syp (For possible action)11/16/22 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
5. **WS-22-0533-NELLIS 10 LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; 2) allow an attached sidewalk in conjunction with a distribution center; 3) provide cross access; and 4) increase wall height.
DESIGN REVIEWS for the following: 1) distribution facility; 2) finished grade; and 3) alternative parking lot landscaping in an M-D (Designed Manufacturing) (AE-70 and APZ-2) Zone and an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the north side of Carey Avenue and the east side of Nellis Boulevard within Sunrise Manor. MK/bb/syp (For possible action)11/16/22 BCC
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair-JUSTIN JONES, Vice-Chair

MARILYN KIRKPATRICK-WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT-TICK SEGERBLOM
Yolanda King, County Manager

6. **ZC-22-0560-SILVER CITY MHC, LLC:**
ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.
USE PERMIT for a manufactured home park.
WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.
DESIGN REVIEWS for the following: **1)** a manufactured home park; and **2)** lighting plan. Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp
(For possible action)**11/16/22 BCC**
Moved by: Ms. Malone
Action: Denied
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be November 10, 2022

X. Adjournment
The meeting was adjourned at 8:07pm

12/06/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SAHARA AVE/LINKS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0567-HSJC INVESTMENTS, LTD:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with an existing shopping center on 1.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Links Street within Sunrise Manor. TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-09-110-107

USE PERMITS:

1. Permit on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant.
2. Reduce the separation between a supper club and a residential use to 29 feet where 200 feet is the standard per Table 30.44-1 (an 86% reduction).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5105 E. Sahara Avenue
- Site Acreage: 1.9
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 1
- Parking Required/Provided: 125/132

Site Plan

The supper club is located within a shopping center which contains 1 long in-line building at the southeast corner of Links Street and Sahara Avenue. The supper club lease space is near the center of the in-line retail building. The back of the building is set back 29 feet from the

residential properties to the south. Access to the site is provided by 2 existing driveways from Sahara Avenue and 1 driveway from Links Street.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

The existing in-line building is single story and includes painted stucco with stone veneer accents and portions of the roofline having pitched concrete tile. No changes to the exterior of the building are required or proposed with this request.

Floor Plans

The plans depict a 4,184 square foot lease space that will consist of a dining area, kitchen, bar area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that by adding a supper club license to the existing restaurant (Dirt Dog) will improve the selection of restaurants and bars in the surrounding area. The hours of operation for the restaurant are daily from 10:30 a.m. to 12:00 a.m., subject to change. The existing commercial center has adequate parking to accommodate all the uses being conducted on the property, including the proposed use. Furthermore, the residential properties to the south are separated by a 20 foot wide dedicated alley and an approximate 8 foot high perimeter block wall along the rear property line. The restaurant's only entrance is from the north side of the building and the business will be conducted indoors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0630-14	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	September 2014
UC-0547-12	Convenience store less than 200 feet from a residential development	Approved by PC	November 2012
UC-1226-06	Supper club less than 200 feet from a residential development - expired	Approved by PC	October 2006
WS-0278-03	Allowed parallel parking in the rear alley, alternative parking lot landscaping, waived landscape requirements along the rear alley, and included a design review for the existing shopping center	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Shopping center & condominium development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Neighborhood Commercial	C-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that similar uses were approved at a different location within the same shopping center. While staff is typically concerned with the 86% reduction in setback of the supper club from the residential use, the entrance to the proposed supper club is oriented on the north side of the building away from the residential use. Since the use will be in the interior of the building, staff does not anticipate any negative impacts to the adjacent neighboring residence. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIRT DOG, INC.

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., STE. 130, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


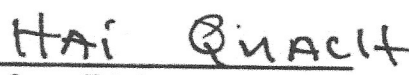
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> 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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0567</u> DATE FILED: <u>10-4-22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>11-10-22</u> PC MEETING DATE: <u>12-6-22</u> C-1 BCC MEETING DATE: _____ Commercial Neighborhood FEE: <u>\$675.00</u> TS
	PROPERTY OWNER NAME: <u>HSJC Investments LTD, a Texas Limited Liability Company</u> ADDRESS: <u>512 Olympia Bay</u> CITY: <u>Laredo</u> STATE: <u>TX</u> ZIP: <u>78041</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Dirt Dog Inc. c/o Tiffany Nguyen</u> ADDRESS: <u>8390 S. Rainbow Blvd., Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(714) 837-5390</u> CELL: <u>(714) 837-5390</u> E-MAIL: <u>tiffany@dirtdogla.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Argentum Law c/o Jeff Donato</u> ADDRESS: <u>6037 S. Fort Apache Rd., Ste. 130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 997-0063</u> CELL: <u>(702) 610-9482</u> E-MAIL: <u>jeff@argentumnv.com</u> REF CONTACT ID #: <u>172156</u>	

ASSESSOR'S PARCEL NUMBER(S): Ptn. of 161-09-110-107

PROPERTY ADDRESS and/or CROSS STREETS: 5105 E. Sahara Ave., Ste. 120 - 122, Las Vegas, NV 89142


PROJECT DESCRIPTION: (1) SUP to allow a supper club use on the property; and (2) SUP to reduce separation from supper club to residential

(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)* Property Owner (Print)

STATE OF Texas
 COUNTY OF Webb

SUBSCRIBED AND SWORN BEFORE ME ON 7/29/22 (DATE)
 By Hai Quach
 NOTARY PUBLIC: Jason Wayman Quach

 7/29/22

*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.

ARGENTUM LAW

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

UC-22-0567

September 10, 2022

Clark County Comprehensive Planning
500 S. Grand Central Pkwy., 1st Floor
Las Vegas, Nevada 89030

Re: Justification Letter for Alcohol, On-Premises Consumption (Supper Club) Use

To Whom It May Concern:

This law firm represents Dirt Dog Inc., a Nevada corporation (the “**Company**”), with regard to its request for a Special Use Permit to allow the On-Premises Consumption of Alcohol (Supper Club) use (the “**Proposed Use**”) upon that certain real property located at 5105 E. Sahara Ave., Ste. 120 – 122, Las Vegas, NV and more particularly described as a portion of APN 161-09-110-107 (the “**Property**”). In conjunction with the Proposed Use, the Company request a Special Use Permit to reduce the distance separation from a supper club use to a residential use. The Property is within an existing retail center that is approximately 1.9 acres in a C-1 (Local Business) zoning district.

The Company owns and operates an approximate 4,220 square foot restaurant known as “Dirt Dog” on the Property. The hours of operation for the restaurant are daily from 10:30 am to 12:00 am, subject to change. The Proposed Use will be located within an existing 25,026 square foot retail center that has inline buildings facing Sahara Ave. The existing retail center has adequate parking to accommodate all the uses being conducted on the Property, including the Proposed Use. In particular, the existing shopping center is required to have 125 parking spaces (5:1,000 for shopping centers 25,000 to 50,000 square feet) and 5 accessible parking spaces (total parking from 101 to 150). As shown on the plans submitted herewith, there are a total of 132 parking spaces on the Property, which is comprised of 127 regular parking spaces and 5 accessible parking spaces. It is important to note that of the 132 total parking spaces, 15 of the parking spaces are parallel parking provided in the rear alley, as approved by WS-03-0278. There are no proposed changes to the exterior of the building and no proposed changes to the landscaping. Additionally, there is no signage being proposed for this application.

Pursuant to Title 30 (the “Code”), an Alcohol, On-Premises Consumption (Supper Club) use is permitted on the Property with the approval of a Special Use Permit, subject to having a minimum separation of 200 feet from any residential use. Since the Proposed Use is approximately 30 feet from the property line of an existing R-1 single family residential development, the Company is requesting the following: (1) Special Use Permit to allow an Alcohol, On-Premises Consumption (Supper Club) use to be conducted on the Property; and (2) Special Use Permit to reduce the separation from a supper club use to a residential use to 30 feet where 200 feet is required by Code (a 85% reduction). The residential to the south is approximately 30 feet, measured in a straight line, from the back of the building of the Proposed Use to the back of the property line of the residential; however, the residential is separated by a 20 foot wide dedicated alley and an approximate eight (8) foot high perimeter block wall along the rear property line of the residential. The Proposed Use is located towards the eastern portion of the building on the Property and the primary entrance into the residential subdivision is farther west at the corner of Links Street and Champions Avenue; therefore, as the vehicle travels, the separation between the Proposed Use and the residential use is approximately 700 feet. It should be noted, the Planning Commission previously approved a special use permit to allow the same use (supper club use) with the same reduction from a residential use on the Property under UC-1226-06. Furthermore, the Planning Commission previously approved special use permits for similar uses on the Property to allow a convenience store use less than 200 feet from a residential use under UC-1252-07 (expired) and UC-0547-12, and a service bar use under UC-0630-14. As a result, the Company’s request for special use permits for a supper club use and to reduce the separation from a supper club use to a residential use would not be setting any precedent as the Planning Commission has previously approved the same or similar requests for the Property on several occasions.

Based upon the foregoing, the Proposed Use can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety and welfare. Therefore, the Company hereby respectfully requests the approval of: (1) SUP to allow the On-Premises Consumption of Alcohol (Supper Club) use on the Property; and (2) SUP to reduce the separation from a supper club use to a residential use.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW


Jeff Donato

JDON/jjd

Enclosures

12/06/22 PC AGENDA SHEET

COMMUNICATIONS TOWER
(TITLE 30)

EL CAMPO GRANDE AVE/HOLLYWOOD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0583-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT to increase the height of an existing communications tower.

WAIVER OF DEVELOPMENT STANDARDS for encroachment into airspace.

DESIGN REVIEW for modifications to an existing communications tower and associated equipment on a portion of 4.4 acres in an M-2 (Industrial) (AE-70 & AE-75) Zone.

Generally located on the north side of El Campo Grande Avenue and the west side of Hollywood Boulevard within the Sunrise Manor Planning Area. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

123-27-701-009 ptn

USE PERMIT:

Increase the height of an existing communications tower to 91 feet where a height of 81 feet was previously approved (a 12.4% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5825 N. Hollywood Boulevard
- Site Acreage: 4.4 (portion)
- Project Type: Communications tower (monopole)
- Tower Height (feet): 81 (existing)/10 (proposed)/91 (total)

Site Plans

The plans depict an existing communications tower (monopole) located at the northeast corner of an undeveloped, 4.4 acre parcel. The communications tower is located within a lease area measuring 2,500 square feet. The tower will maintain the following existing setbacks: 1) 88 feet from the east property line adjacent to Hollywood Boulevard; 2) 70 feet from the north property line; 3) 225 feet from the south property line adjacent to El Campo Grande Avenue; and 4) 525 feet from the west property line. The existing compound servicing both the tower and equipment is enclosed by an 8 foot high chain-link fence and is set back 50 feet from Hollywood Boulevard

and 200 feet from El Campo Grande Avenue. An emergency generator measuring 9.5 feet in height will be installed within the equipment compound. The existing chain-link fence includes slats, which screen the base of the tower and associated equipment from the right-of-way and adjacent properties.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict an existing 81 foot high communications tower with a proposed height increase of 10 feet (91 feet total) that is necessary to accommodate the collocation of 6 additional antennas. The communications tower consists of a monopole design with the proposed addition matching the design of the existing structure.

Applicant's Justification

The painting and appearance of the tower extension section and new antenna equipment are to remain consistent in appearance with that of the existing approved use. New ground equipment will be secured within the existing composite shelter and fenced compound, project will not require expansion of the existing compound footprint. The proposed modification is intended to support needed wireless service improvements for the area, while satisfying the intent of the Development Code via compatible design and collocation use involving an existing tower.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0287-07	Construction equipment rental facility - expired	Approved by PC	April 2007
UC-0388-02	Distribution and storage of fireworks - expired	Approved by PC	April 2002
ADR-0691-99	Communications tower with associated equipment	Approved by ZA	October 1999
ZC-117-92	Reclassified the project site to M-2 zoning	Approved by BCC	March 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-U	Undeveloped
South	North Las Vegas	North Las Vegas	Warehouse & industrial development
East	Business Employment	C-2	Racetrack
West	Business Employment	M-2	Outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

The existing communications tower will continue to provide essential wireless communication services to the surrounding area. While the existing tower is the tallest structure within the immediate area, staff finds the height increase allows for the collocation of antennas for multiple carriers on the tower; thereby, reducing the need for additional communication towers within the area. The increase to the tower height should have minimal to no impact on the surrounding land uses and properties. The proposed addition to the communications tower matches the monopole design and provides a necessary utility service to the residents of Clark County. Staff does not anticipate any adverse impacts with the design and proposed height increase to the communications tower; therefore, recommends approval of the requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SBA NETWORK SERVICES, LLC AS AGENT FOR T-MOBILE

CONTACT: SBA NETWORK SERVICES, LLC AS AGENT, SBA COMMUNICATIONS CORPORATION, 2812 N. NORWALK STREET, SUITE 121, MESA, AZ 85215

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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>06-22-0583</u> DATE FILED: <u>10/12/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SUNSET MANOR</u> TAB/CAC DATE: <u>11/10/22</u> PC MEETING DATE: <u>12/6/22 @ 7:00 P.M.</u> @ <u>6:30 P.M.</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$1,825.00</u>
	PROPERTY OWNER NAME: <u>Schnitzer Properties, LLC</u> ADDRESS: <u>1121 SW Salmon Street, Suite 500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>(702) 362-1400</u> CELL: <u>702-303-4324</u> E-MAIL: <u>NatashaC@SchnitzerProperties.com</u>
	APPLICANT NAME: <u>SBA Network Services, LLC as Agent for T-Mobile</u> ADDRESS: <u>2812 N. Norwalk Street, Suite 121</u> CITY: <u>Mesa</u> STATE: <u>AZ</u> ZIP: <u>85215</u> TELEPHONE: <u>(702) 789-9877</u> CELL: <u>—</u> E-MAIL: <u>sgibson@sbsite.com</u> REF CONTACT ID #: <u>173932</u>
CORRESPONDENT NAME: <u>SBA Network Services, LLC as Agent for T-Mobile / Stephen Gibson</u> ADDRESS: <u>2812 N. Norwalk Street, Suite 121</u> CITY: <u>Mesa</u> STATE: <u>AZ</u> ZIP: <u>85215</u> TELEPHONE: <u>(702) 789-9877</u> CELL: <u>—</u> E-MAIL: <u>sgibson@sbsite.com</u> REF CONTACT ID #: <u>173932</u>	

ASSESSOR'S PARCEL NUMBER(S): 123-27-701-009

PROPERTY ADDRESS and/or CROSS STREETS: 5825 N. Hollywood Blvd., N. Hollywood Blvd. and E. El Campo Grande

PROJECT DESCRIPTION: Proposed ten-foot extension of existing monopole, collocation of new T-Mobile antennas and related equipment.

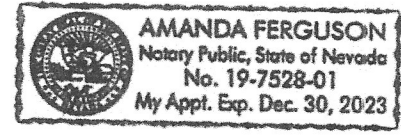
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Schnitzer Properties, LLC

By: Amanda McCauley Schnitzer Properties, LLC
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 18 2022 (DATE)
 By Amanda McCauley
 NOTARY PUBLIC: Amanda Ferguson



*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.



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Boca Raton, FL 33487-1307

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sbsite.com

UC-22-0583

October 11, 2022

Clark County Current Planning
Department of Comprehensive Planning
500 South Grand Parkway
Las Vegas, Nevada 89155

PLANNER COPY

RE: Land Use Application - Existing Wireless Communications Facility Modification
1) Special Use Permit, to increase existing 81' height by 10', for final height of 91' where 80' is permitted.
2) Waiver of Development Standards, for encroachment into airspace.
3) Design Review, for modification to an existing tower.

T-Mobile VG09273A / SBA NV47283-A-03 / APN # 123-27-701-009 / 5825 N. Hollywood Blvd.

Current Planning:

This Land Use Application involves the modification of an existing Communication Tower to support the collocation of new antenna equipment by T-Mobile. Based on existing height availability and new building development to the south, tower height modification is necessary from a radio engineering standpoint to achieve suitable signal propagation characteristics to meet immediate coverage objectives for this area, as well as support future coverage objectives in anticipation of future development of surrounding parcels. Please see exhibit depiction attached.

The proposed use involves adding a 10' height extension to the existing tower. Existing structure height will increase from 77' to 87'. Final total height of appurtenances including antennas will increase from 81' to a maximum height of 91'. The painting and appearance of the tower extension section and new antenna equipment are to remain consistent in appearance with that of the existing approved use. New ground equipment will be secured within the existing composite shelter and fenced compound, project will not require expansion of existing compound footprint.

Applicant believes this proposed modification is compatible with existing use as approved under Title 30.

- **Site Location:** The subject parcel, approximately 4.31 acres, is zoned Industrial (M-2). Adjacent parcels are classified R-U to the north (contiguous parcel), C-2 to the east (across N. Hollywood Blvd.), M-2 to the south (across E. El Campo Grande Ave.), and M-2 to the west (contiguous parcel).
- **Separation from Existing Facilities:** The existing tower is more than 600 feet from other existing, or known proposed, wireless communication tower facilities.
- **Parking:** All proposed activity will be contained within existing fenced use area. Project does not involve ground expansion that would impact existing designated parking spaces at the parcel.
- **Access:** From N. Hollywood Blvd., west via subject parcel.

The proposed modification is intended to support needed wireless service improvements for the area, while satisfying the intent of Title 30 via compatible design and collocation use involving an existing tower. We respectfully request Planning's review and consideration of the attached application. Please contact me for any additional information on this project.

Sincerely,

Stephen Gibson

Stephen Gibson
Sr. Property Specialist

SBA COMMUNICATIONS CORPORATION
2812 N. Norwalk Street, Suite 121
Mesa, AZ 85215

(702) 789-9877 / sgibson@sbsite.com

**PLANNER
COPY**