



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 14, 2024

6:30pm

### AGENDA

**Note:**

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

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

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

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

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

**BOARD OF COUNTY COMMISSIONERS**

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

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 10, 2024. (For possible action)
- IV. Approval of the Agenda for November 14, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning  
**11/19/24 PC**

- 1. **ET-24-400099 (UC-23-0363)-SALMERON FAMILY TRUST & SALMERON MARTIN & YOLANDA TRS: USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** increase the amount of agricultural livestock (small); and **2)** allow accessory structures not architecturally compatible with the principal residence.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an accessory structure in conjunction with an existing single-family residence on 0.64 acres in an RS20 (Residential Single-Family) Zone. Generally located on the south side of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jm/kh (For possible action)**11/19/24 PC**
- 2. **WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)**11/19/24 PC**

**12/3/24 PC**

- 3. **PA-24-700027- RAINY DAY INVESTMENTS, LLC: PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)**12/3/24 PC**
- 4. **ZC-24-0557- RAINY DAY INVESTMENTS, LLC: ZONE CHANGE** to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)**12/3/24 PC**

5. **WS-24-0558-RAINY DAY INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** alternative lot orientation; **3)** reduce street intersection off-set; **4)** allow attached sidewalks; **5)** reduce driveway separation; and **6)** increase the number of dwelling units on private stub streets. **DESIGN REVIEW** for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)**12/3/24 PC**

6. **TM-24-500122-RAINY DAY INVESTMENTS, LLC:**  
**TENTATIVE MAP** consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action) **12/3/24 PC**

**12/04/24 BCC**

7. **UC-24-0570-CANADA INVESTMENTS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (dispensary) in conjunction with an existing retail complex on 1.09 acres within a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)**12/04/24 BCC**

8. **UC-24-0571-CANADA INVESTMENTS, LLC:**  
**USE PERMIT** to allow a cannabis establishment (retail store).  
**WAIVER OF DEVELOPMENT STANDARDS** for street landscaping.  
**DESIGN REVIEW** for modifications to an existing retail complex on 1.09 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)**12/04/24 BCC**

9. **ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:**  
**ZONE CHANGE** to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor (description on file). TS/bb (For possible action) **12/04/24 BCC**

10. **WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking **2)** eliminate bicycle parking; **3)** reduce street landscaping; **4)** eliminate parking lot landscaping; **5)** reduce gate setback; and **6)** increase fence height.  
**DESIGN REVIEW** for a commercial complex in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone. Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action) **12/04/24 BCC**

VII. **General Business:**

Applications are available until November 14th at 5:30pm 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 2025 (for possible action)

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

IX. **Next Meeting Date:** December 12, 2024.

X. **Adjournment.**

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

**BOARD OF COUNTY COMMISSIONERS**

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



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## Sunrise Manor Town Advisory Board

October 10, 2024

### MINUTES

Board Members:	Harry Williams – Chair –EXCUSED Sondra Cosgrove-Vice Chair-PRESENT Earl Barbeau-Member – PRESENT	Stephanie Jordan –EXCUSED Paul Thomas-Member-PRESENT Brady Bernhart- Planning
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: Al Rojas commented that he was interested in Planning & Zoning so he will be Asking questions.

III. Approval of the September 26, 2024 Minutes

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

IV. Approval of Agenda for October 10, 2024

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

V. Informational Items: None

# VI. Planning & Zoning

11/05/24 PC

1. **UC-24-0372-CANNON PROPERTIES, LLC:**

**USE PERMITS** for the following: 1) outside storage; and 2) vehicle sales.

**DESIGN REVIEW** for a proposed outside storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 and APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action) 11/05/24 PC

**BOARD OF COUNTY COMMISSIONERS**

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

**Moved by: Mr. Barbeau**  
**Action: APPROVED per staff recommendations**  
**Vote: 3-0/unanimous**

2. **WS-24-0479-CHURCH LDS PRESIDING BISHOP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping.  
**DESIGN REVIEW** to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)11/05/24 PC  
**Moved by: Mr. Thomas**  
**Action: APPROVED per staff recommendations**  
**Vote: 3-0/unanimous**

11/06/24 BCC

3. **ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.  
**DESIGN REVIEW** for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)11/06/24 BCC  
**Moved by: Mr. Thomas**  
**Action: APPROVED per staff recommendations**  
**Vote: 3-0/unanimous**

4. **UC-24-0491-BUDDHAYA NANDHARAM, INC.:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.  
**DESIGN REVIEW** for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible action)11/06/24 BCC  
**Moved by: Mr. Barbeau**  
**Action: APPROVED with if approved staff recommendations**  
**Vote: 3-0/unanimous**

VII. General Business: Ms. Martinez announced that applications are available until November 14<sup>th</sup> at 5:30pm 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 2025.  
The board voted in favor of the budget items requested 3-0/unanimously.

VIII. Public Comment: A neighbor Mr. Rojas mentioned the speeding on Mt. Hood & that there needs to be signage. He also attended National Night Out and wanted to Thank the Commissioners. He Also mentioned how preschool & reading have a very positive impact for children in the future. Mr. Cody Stove from RTC talked about some concerns and a survey on [www.rtcnv.com/nellis](http://www.rtcnv.com/nellis) Asking the community for suggestions.

IX. Next Meeting Date: The next regular meeting will be November 14, 2024

X. Adjournment  
The meeting was adjourned at 7:08 pm

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400099 (UC-23-0363)-SALMERON FAMILY TRUST & SALMERON MARTIN & YOLANDA TRS:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) increase the amount of agricultural livestock (small); and 2) allow accessory structures not architecturally compatible with the principal residence.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback of an accessory structure in conjunction with an existing single-family residence on 0.64 acres in an RS20 (Residential Single-Family) Zone.

Generally located on the south side of Linden Avenue and the west side of Straight Street within Sunrise Manor. TS/jm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

140-34-201-032

**USE PERMITS:**

1. a. Increase the amount of agricultural livestock (small) to 60 animals (30 hens and 30 roosters) where 20 animals is the maximum amount allowed per Table 30.44-1 (a 200% increase).
- b. Allow 30 roosters where 3 roosters over the age of 3 months are the maximum amount allowed per Table 30.44-1 (a 900% increase).
2. Allow accessory structures not architecturally compatible with the principal residence where architectural compatibility is required per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side street setback of an existing accessory structure adjacent to Linden Avenue to 7 feet where 10 feet is required per Table 30.40-1 (a 30% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 583 Straight Street
- Site Acreage: 0.64
- Project Type: Accessory structures, agricultural accessory structures, and small livestock (chickens)

- Number of Stories: 2 (principal residence)
- Building Height (feet): 10 (maximum for accessory structures)
- Square Feet: 4,276 (principal residence)/486 (detached shade structure #1 on south property line/384 (detached shade structure #2 adjacent to pool/392 (detached shade structure #3 on north property line/2,576 (total for agricultural accessory structures)

#### Site Plan & Request

The previously approved site plan depicts an existing single-family residence on the eastern portion of the subject parcel. The central portion of the rear yard includes a swimming pool, garden, detached shade structure (#1) adjacent to the south property line, detached shade structure (#2) west of the swimming pool, and another detached shade structure (#3) adjacent to the north property line. The plans show that the detached shade structures #1 and #2 meet all required setbacks (5 feet) and building separation (6 feet) per Title 30. However, the shade structure adjacent to the north property line (detached shade structure #3) has a side street setback of 7 feet where 10 feet is required per Code. The applicant requested a waiver of development standards to reduce this setback. Furthermore, these 3 accessory structures are not architecturally compatible with the principal residence; therefore, a use permit was also requested by the applicant.

The previously approved site plan also shows that the westernmost portion of the rear yard includes 4 agricultural accessory structures which are utilized for the applicant's chickens. All 4 structures meet the rear setback (5 feet), the interior side setback (5 feet), the side street setback (10 feet), and the building separation requirement (6 feet) per Title 30.

The applicant requested to continue to care for the existing 30 hens and 30 roosters on-site; however, the condition of approval limited the maximum amount to 30 hens and 15 roosters for a total of 45 small agricultural livestock.

#### Landscaping

The previously submitted photos and aerial views show that there are existing trees throughout the property. Additional landscaping was not proposed or required with the original request.

#### Elevations

The existing principal residence includes materials such as stucco and wood. The existing accessory structures and the existing agricultural accessory structures are constructed of wood and metal. All of these structures do not exceed the maximum allowable height (25 feet) for an accessory structure in an R-E Zone. The tallest accessory structure is 10 feet. The existing principal residence has a 2 story addition which was added in 1999.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0363:

#### Comprehensive Planning

- 1 year to complete the permit and inspection process with any extension of time to be a public hearing;
- 1 year to review as a public hearing;



- Maximum of 30 hens and 15 roosters for a total of 45 small agricultural livestock only.
- 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 and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the public system, a Point of Connection request must be submitted to the CCWRD as shown on the District's website.

**Applicant's Justification**

The applicant states they now have 13 roosters and 25 hens for a total of 38. They also state that they have opted to not move forward with building permits due to the cost. Instead, they are continuing to work with Code Enforcement, on CE22-21242, to possibly remove the structures or reduce the size and close out the complaint. They are requesting an extension of time to close out the Code Enforcement case.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0363	Increased amount of small livestock and allow accessory structures that are architecturally incompatible with the principal residence; waiver of development standards to reduce the setback of an accessory structure	Approved by PC	September 2023
UC-1877-98	Overhead power transmission line	Approved by PC	January 1999
VC-0622-98	Reduced minimum lot size and reduce the front setback	Approved by PC	May 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	RS20	Horse arena
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residence
West	Public Use	RS20	SNWA pump station

**Clark County Public Response Office (CCPRO)**

There is an active Code Enforcement case, CE22-21242, for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 opted to forego the building permit process in favor of continuing to work with their Code Enforcement Officer to remove or remediate the remaining violations by removing or reducing the size of the structures so that no building permits would be required. According to the Code Enforcement reports, the applicant is addressing the remaining violations. There was a condition to review this application in a year from the approval date, and this couldn't happen since the applicant has not commenced (has not obtained the building permits or cleared the violation). However, since the applicant states that they have complied with the condition limiting the number of the chickens, staff can support the request to allow them to continue working with Code Enforcement and either obtain the building permits or remediate the violations.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until March 5, 2025 to review and complete the permit and inspection process or remove the structures that need a building permit.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: YOLANDA SALMERON**

**CONTACT: YOLANDA SALMERON, 583 STRAIGHT STREET, LAS VEGAS, NV 89110**

**DRAFT**

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0361-MIRANDA, LUIS DANIEL ALBINO & MIRANDA, CRISTINA ALBINO:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Colorado Avenue and the east side of Arden Street within Sunrise Manor. TS/jm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-510-230

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the side setback for an existing attached storage room to 7 feet where 10 feet is required per Section 30.02.06 (a 30% reduction).
  - b. Reduce the side street setback for an existing detached accessory structure (storage building) to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
  - c. Reduce the rear setback for an existing detached accessory structure (storage building) to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
2. Reduce the building separation between an existing accessory structure and the house (patio cover of the storage building to patio cover of the house) to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4616 E. Colorado Avenue
- Site Acreage: 0.19
- Project Type: Setbacks and separation
- Number of Stories: 1 (addition/house/storage building)
- Building Height (feet): 8 (addition)/17 (house)/11 (storage building)
- Square Feet: 300 (addition)/1,853 (house)/144 (storage building)

### Site Plan

The plan depicts a single-family residence on the northeast corner of Colorado Avenue and Arden Street. The home sits 30 feet north of the south property line and 17 feet from the west property line with a driveway on the southeast corner. A partially constructed, unpermitted, addition is attached to the west side of the home and measures 30 feet deep and 10 feet wide and aligns with the south face of the existing home. The addition reduces the house setback to 7 feet from the west property line (Arden Street).

The plan also depicts an accessory building with an attached patio cover which is situated 3 feet from the east and north property lines. The building is shown as 12 feet by 12 feet with an attached patio cover at 10 feet by 12 feet. The leading edge of the patio cover is shown as 3 feet from the patio cover on the house.

### Landscaping

Landscaping is not a part of this application.

### Elevations

The attached storage room on the west side of the existing residence is shown at 8 feet high with a single door facing the rear yard and a single window centrally located on the west elevation. The roof has a shallow pitch away from the side of the existing residence. The storage room will be finished with white stucco to match the existing home.

The elevations also depict an accessory storage building that is 11 feet in height as measured from finished grade. The building roofline, roofing materials, color, and material (white stucco) match the existing home.

### Floor Plans

The plan for the house addition depicts a 300 square foot open space to be used as storage which will be accessed from the backyard via a door on the north face of the addition.

The plan for the storage building is shown at 144 square feet of open space with a 120 square foot attached covered patio cover to the west.

### Applicant's Justification

The applicant states that the proposed home addition and existing accessory structure will match in color, material, and appearance to the existing house, which is white stucco, for a cohesive appearance. They will be used as storage.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0165-01	Reclassified R-1 and R-2 to R-1 RNP III zoning	Approved by BCC	March 2001
VS-1580-96	Vacated and abandoned right-of-way	Approved by BCC	November 1996

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

There is an active Enforcement Case (CE24-10358) for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff reviews waiver requests to ensure compatibility with the existing developments in the area. Setbacks and separations help preserve the appeal and integrity of the neighborhood as well as mitigate impacts and possible safety issues. Although the proposed attached addition and detached accessory building feature rooflines, colors, and materials that are architecturally compatible with the existing residence, staff typically does not support requests to reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and that the encroachment into the required setbacks and separations is a self-imposed hardship that could have been avoided by constructing the addition within the RS5.2 regulations. The applicant has not provided any justification as to why reducing setbacks and separations are necessary. Therefore, staff cannot support these requests.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LUIS ALBINO**

**CONTACT: LUIS ALBINO, 4616 E. COLORADO AVENUE, LAS VEGAS, NV 89104**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-24-700027- RAINY DAY INVESTMENTS, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 2.42 acres.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rk (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

**EXISTING LAND USE PLAN:**

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.42
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant indicates that by changing the planned land use to a residential category will provide an opportunity for a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the vision of the Master Plan. In-fill development should support more varied housing options type, density, and price point that allow residents to remain in the neighborhood regardless of age, family structure, or income. Additionally, the Master Plan envisions that "Sunrise Manor, over time, through compatible in-fill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers." The current request acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses, but also embraces a mix of industrial uses.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping center - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

**Related Applications**

Application Number	Request
ZC-24-0557	A zone change to reclassify the site from RS5.2 to RS3.3 zoning is a companion item on this agenda.
WS-24-0558	A waiver of development and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500122	A 21 lot single-family residential subdivision map is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan

would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN) which allows up to 18 du/ac. The Master Plan's intended primary land uses in the Compact Neighborhood land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the CN land use designation appropriate for this location. The subject site is adjacent to Sahara Avenue, which is an arterial street. The Master Plan encourages higher density uses, such as those intended in the CN land use designation to be located along major streets and near existing services. Furthermore, CN would be an appropriate transition between the IP zoned industrial business complex to the south and the RS5.2 zoned single-family residential subdivision to the north. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Compact Neighborhood land use category appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

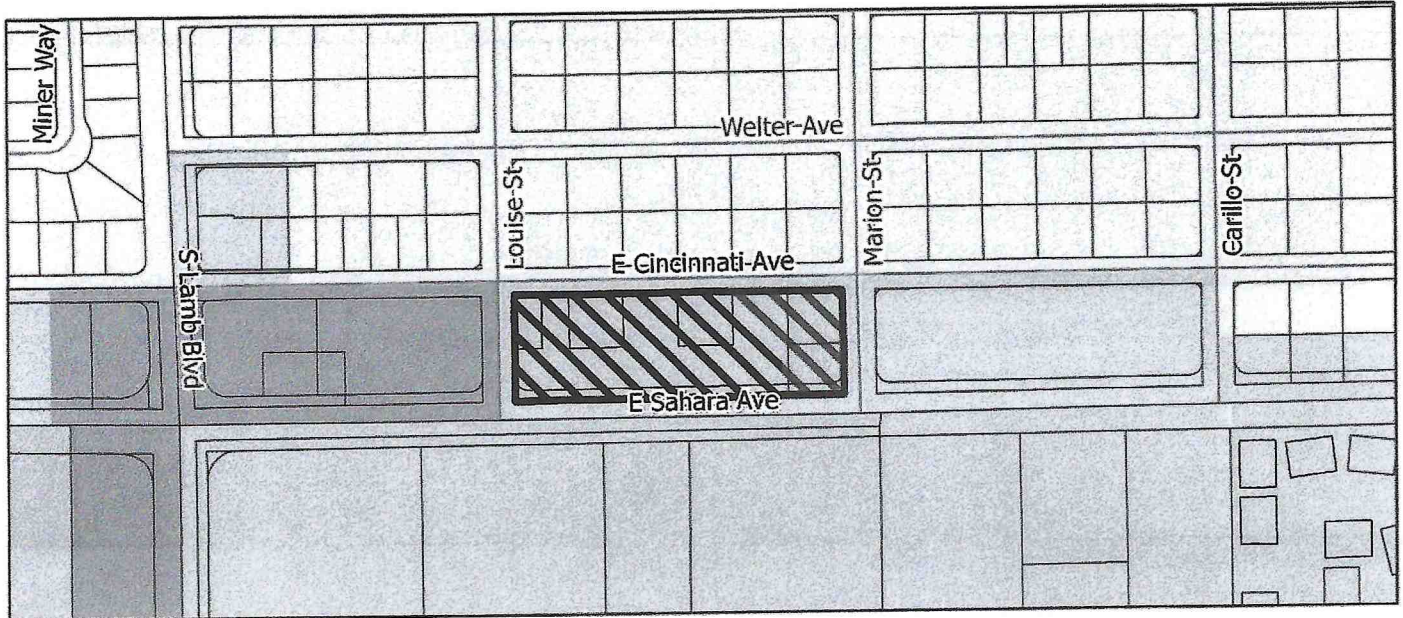
**PROTEST:**

**APPLICANT:** RAINY DAY INVESTMENTS, LLC

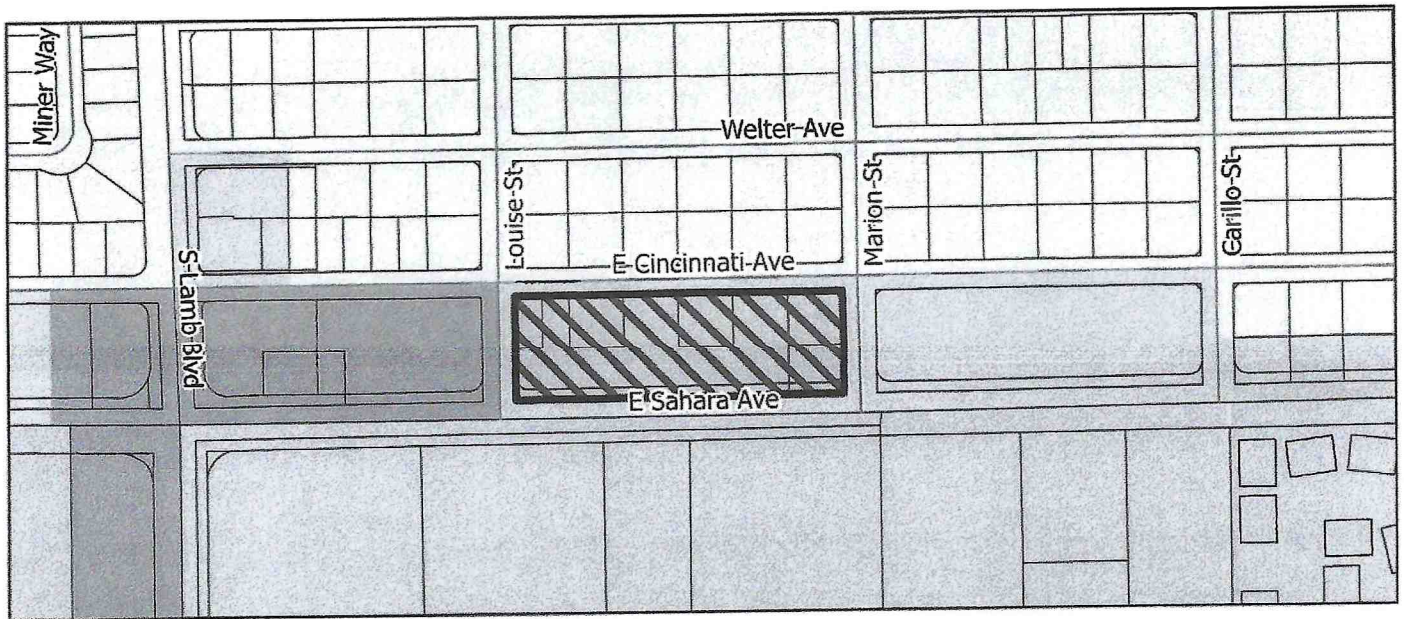
**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

# Planned Land Use Amendment PA-24-700027

# DRAFT



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

## Sunrise Manor Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-410-220, -221, -222, -223, -236, & -237

PROPERTY ADDRESS/ CROSS STREETS: Sahara & Marion

### DETAILED SUMMARY PROJECT DESCRIPTION

21-lot Single Family Residential Subdivision  
Master Plan Amendment, Zone Change, Tentative Map, Waiver of Development Standards, Design Review.

### PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments, LLC  
ADDRESS: 2530 Silver Beach Dr  
CITY: Henderson STATE: NV ZIP CODE: 89052  
TELEPHONE: 702-595-6244 CELL \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments, LLC  
ADDRESS: 2530 Silver Beach Dr  
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-595-6244 CELL \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom  
ADDRESS: 6030 S. Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: emilys@taneycorp.com

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

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

[Signature]  
Property Owner (Signature)\*

Mark Anthony Rua  
Property Owner (Print)

8-13-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700027  
PC MEETING DATE 12/3/24  
BCC MEETING DATE 1/8/25  
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY Romeo  
DATE 10/8/24  
FEES \$3,200

DATE 11/14/24

**PLANNER  
COPY**  
PA-24-700027



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

August 21, 2023

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Sahara & Marion  
APR-24-100726  
APN: 161-05-410-220, 161-05-410-221, 161-04-410-222, 161-05-410-223, 161-05-410-236, & 161-05-410-237  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Master Plan Amendment for a proposed Single-Family Subdivision.

### Project Information

The subject site is 2.42 gross acres and located south of Cincinnati Avenue and north of Sahara Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.68 dwelling units per acre. The lots range in size from 4,160 square feet to 7,352 square feet, with an average lot size of 4,893 square feet. The site is currently zoned RS 5.2 (Residential Single-Family 5.2) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3) zoning.

Cincinnati Avenue will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. Lots 1-5 will be accessed via 38-foot-wide private street (Pothos Lane). Lots 6-10 will be accessed via 38-foot-wide private street (Philodendron Lane) and Lots 14-21 will be accessed via a 38-foot-wide private street (Hoya Lane) with 24" "R" curb and gutter.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North & West: RS5.2 (Residential Single-Family 5.2); MN (Mid -Intensity Suburban Neighborhood)
- East: RS5.2 (Residential Single-Family 5.2); NC (Neighborhood Commercial)
- South: IP (Industrial Park); BE (Business Employment)

### Master Plan Amendment

This request is to amend the land use of the subject parcel to CN (Compact Neighborhood) from NC (Neighborhood Commercial). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

The shift to CN (Compact Neighborhood) reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by IP (Industrial Park) to the south

**PLANNER  
COPY**

Page 1 | 2

PA-24-700027



and east. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.

In the master plan on page 204, it is stated that "Targeted infill should support more varied housing options—type, density, and price point—that allow residents to remain in the neighborhood regardless of age, family structure, or income." Our proposed project site aligns with this vision by proposing an RS3.3 zoning, which increases density in a manner that complements the existing neighborhood fabric. This development will enable residents to remain in the community as their circumstances change. Additionally, the proposed community will include amenities, such as a dog park, that can be utilized by neighboring residents. The Master Plan envisions that "Sunrise Manor, over time, through compatible infill and redevelopment, establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit-supportive centers." Our project site is ideally located less than 500 feet from the nearest transit center, aligning with the plan's objectives.

The Master Plan Amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses, but also embraces a mix of industrial uses. This transition is intended to create a corridor that offers a blend of services, amenities, and housing options to enhance the overall quality of life for residents.

We are hopeful that this letter clearly describes the project and the intent of the proposed amendment. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

**PLANNER  
COPY**  
PA-24-700027

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0557- RAINY DAY INVESTMENTS, LLC:**

**ZONE CHANGE** to reclassify 2.42 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor (description on file). TS/rg (For possible action)

---

RELATED INFORMATION:

**APN:**

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.42
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that zone change to an RS3.3 zone is appropriate since it abuts industrial development to the south. The site will be a buffer between the industrial development to the south and the lower density residential development to the north. Rezoning the site would stimulate economic growth within the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700027	A plan amendment to redesignate the site from NC to CN is a companion item on this agenda.
WS-24-0558	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500122	A 21 lot single-family residential subdivision map is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

Staff finds the request for RS3.3 (Residential Single-Family 3.3) zoning for the site is compatible with surrounding area. The subject site is adjacent to Sahara Avenue, which is an arterial street. The RS3.3 zoning is an appropriate transition between the IP zoned industrial business complex to the south and the RS5.2 zoned single-family residential to the north. The request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor, and Policy 1.1.2, which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. For these reasons, staff finds the request for the Residential Single-Family 3.3 zoning district is appropriate for this location.

**Staff Recommendation.**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.



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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAINY DAY INVESTMENTS, LLC**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**

**DRAFT**



# Department of Comprehensive Planning

## Application Form

ASSESSOR PARCEL #(s): 161-05-410-220, -221, -222, -223, -236, & -237

PROPERTY ADDRESS/ CROSS STREETS: Sahara & Marion

**DETAILED SUMMARY PROJECT DESCRIPTION**

21-lot Single Family Residential Subdivision  
 Master Plan Amendment, Zone Change, Tentative Map, Waiver of Development Standards, Design Review.

**PROPERTY OWNER INFORMATION**

NAME: Rainy Day Investments, LLC  
 ADDRESS: 2530 Silver Beach Dr  
 CITY: Henderson STATE: NV ZIP CODE: 89052  
 TELEPHONE: 702-595-6244 CELL: \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: Rainy Day Investments, LLC  
 ADDRESS: 2530 Silver Beach Dr  
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-595-6244 CELL: \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S. Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: emilys@taneycorp.com

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

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

[Signature]  
 Property Owner (Signature)\*

Mark Anthony Ruo  
 Property Owner (Print)

8-13-24  
 Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) 2C-24-0557  
 PC MEETING DATE 12/3/24  
 BCC MEETING DATE 1/8/25  
 TAB/CAC LOCATION Sunrise Manor DATE 11/19/24

ACCEPTED BY Romeo  
 DATE 10/8/24  
 FEES \$1,700

**PLANNER COPY**  
2C-24-0557



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

August 21, 2023

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Sahara & Marion**  
**APR-24-100726**  
**APN: 161-05-410-220, 161-05-410-221, 161-04-410-222, 161-05-410-223, 161-05-410-236, & 161-05-410-237**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Zone Change for a proposed Single-Family Subdivision.

### **Project Information**

The subject site is 2.42 gross acres and located south of Cincinnati Avenue and north of Sahara Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.68 dwelling units per acre. The lots range in size from 4,160 square feet to 7,352 square feet, with an average lot size of 4,893 square feet. The site is currently zoned RS 5.2 (Residential Single-Family 5.2) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3) zoning. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood) Planned Land Use.

Cincinnati Avenue will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. Lots 1-5 will be accessed via 38-foot-wide private street (Pothos Lane). Lots 6-10 will be accessed via 38-foot-wide private street (Philodendron Lane) and Lots 14-21 will be accessed via a 38-foot-wide private street (Hoya Lane) with 24" "R" curb and gutter.

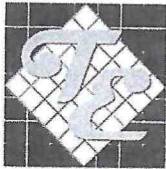
The project site is adjacent to properties with the following zoning categories and planned land use:

- North & West: RS5.2 (Residential Single-Family 5.2); MN (Mid -Intensity Suburban Neighborhood)
- East: RS5.2 (Residential Single-Family 5.2); NC (Neighborhood Commercial)
- South: IP (Industrial Park); BE (Business Employment)

### **Zone Change**

This request is to rezone the subject parcel to RS3.3 (Residential Single-Family 3.3) from RS 5.2 (Residential Single-Family 5.2). The Zone Change is appropriate as it abuts industrial developments. This site creates a buffering between the residential subdivisions to the north and east and the industrial uses to the south and west.

**PLANNER  
COPY**  
2C-24-0557



The shift to RS3.3 (Residential Single-Family 3.3) zoning aims to enhance compatibility with both developed residential areas and IP zones designated for Industrial purposes. In addition to meeting anticipated housing market demand, this rezoning is anticipated to stimulate economic growth within the community.

Furthermore, the introduction of RS3.3 (Residential Single-Family 3.3) addresses the convenience factor, it responds to the evolving needs of the community. By introducing RS 3.3, the objective is not only to provide essential facilities but also to create a well-integrated and economically vibrant community environment that caters to both residential and industrial requirements.

We are hopeful that this letter clearly describes the project and the intent of the proposed change. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

**PLANNER  
COPY**

*7C-24-0557*

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0558-RAINY DAY INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** alternative lot orientation; **3)** reduce street intersection off-set; **4)** allow attached sidewalks; **5)** reduce driveway separation; and **6)** increase the number of dwelling units on private stub streets.

**DESIGN REVIEW** for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the width of landscape planters along Cincinnati Avenue, Louise Street, and Marion Street to 6 feet where a minimum of 10 feet is required per Section 30.04.01D (a 40% reduction)
- b. Reduce the width of the landscape planter along Sahara Avenue to 8.5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 15% reduction).
2. Allow the front yard of Lot 1 is to be located along the southern property line where the front yard would otherwise be along the eastern property line per Section 30.02.25.
3. Reduce the street intersection off-set to 55 feet where a minimum of 125 feet is required per Section 30.04.08F (a 56% reduction).
4. Allow attached sidewalks where detached sidewalks are required per Section 30.04.08C.
5. Reduce the separation from the BCR to a driveway to 6 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
6. Allow 8 dwelling units where 6 dwelling units is the maximum allowed on a private stub street less than 150 feet in length per Section 30.04.08E (a 33% increase).

**PROPOSED LAND USE PLAN:**

**SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.42

- Project Type: Single-family residential development
- Number of Lots/Units: 21
- Density (du/ac): 8.68
- Minimum/Maximum Lot Size (square feet): 3,302/4,508
- Number of Stories: 1 & 2
- Building Height (feet): 14 to 27
- Square Feet: 1,208 to 2,328

#### Site Plan

The plans depict a single-family residential development consisting of 21 lots and 1 common lot on 2.42 acres with a density of 8.68 dwelling units per gross acre. The minimum and maximum lot sizes are 3,302 square feet and 4,508 square feet, respectively. There are 3 access points to the proposed development is via Cincinnati Avenue only. All internal streets are private streets with curb and gutter that terminate as stub streets. Due to the design of Lot 1, this application includes a request to allow the southern property line to be used for the front yard. This will allow a tract home to be developed on the site while allowing the future homeowner to add fences, walls, and accessory structures.

#### Landscaping

A 6 foot wide landscape strip is proposed along Cincinnati Avenue, Louise Street, and Marion Street. An 8.5 foot wide landscape strip is proposed along Sahara Avenue. The street landscaping consists of trees, shrubs, and ground cover, except along Sahara Avenue where a utility easement prohibits the use of trees over 8 feet in height. Therefore, only shrubs and ground cover are shown along Sahara Avenue.

#### Elevations

The plans depict a 14 foot high single-story home and 4, 2 story models that are 24 to 27 feet in height. Each home comprises of 3 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, fascia returns, overhangs, off-set roof lines, a variety of garage door patterns, window casings, and other architectural features.

#### Floor Plans

The plans depict 3 to 5 bedrooms, 2 to 3 bathrooms, and a variety of living spaces. Each home will have a 2 car garage.

#### Applicant's Justification

The applicant states the traffic level on Cincinnati Avenue, Louise Street, Marion Street, and Sahara Avenue are manageable and do not foresee any significant impact from the proposed reduction in landscape width. The proposed development is situated in a region where most of the construction has already been completed. This subdivision is in an area with low traffic flow. The attached sidewalk being proposed aligns with the overall design and aesthetics of the existing neighborhood surrounding the proposed subdivision and will not have an adverse impact on the walkability or safety of the development. The request for the 6 foot driveway separation for Lots 5, 6, 13, 14, and 21 is necessary to accommodate the proposed 2 car driveways. The request to allow for a maximum of 8 dwelling units to face the private street enables more

efficient use of available land, especially in areas where space is limited. The difference in traffic generated by 8 units compared to 6 units is likely to be minimal and the impact will be negligible. The proposed Lot 1 request for alternative lot orientation request is to allow the front yard to face the south, instead of east along Pothos Lane. This is to allow for construction of a home and future improvements to meet setback standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

**Related Applications**

Application Number	Request
PA-24-700027	A plan amendment to redesignate the site from NC to CN is a companion item on this agenda.
ZC-24-0557	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
TM-24-500122	A 21 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Landscaping also makes streets safer and more enjoyable for people walking, biking, taking transit, or driving. The subdivision layout has not considered the required landscape planters, which are necessary to buffer the development from adjacent streets. Since trees cannot be installed in the landscape planter along Sahara Avenue, the planter should be, at a minimum, the required 10 feet in width, which will help buffer the sides of the residences from Sahara Avenue. Additionally, reducing the width of all planters is a self-imposed hardship that can be rectified with a site redesign. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

Staff finds that allowing 1 lot to have an alternative yard orientation will not create any impacts on the proposed subdivision or the surrounding area. Alternative orientations are used throughout the County in subdivisions with atypical lots. However, since staff is not supporting other components of this application, staff cannot support this request.

#### Design Review

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

Staff finds the architectural features provided with the homes meet the minimum Code requirements. However, since staff cannot support the waivers or the tentative map, staff cannot support this request.

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

#### Waiver of Development Standards #3

Staff cannot support the reduction to the intersection off-set from Pothos Lane to Louise Street and Hoya Lane to Marion Street. The reduction will cause conflict between the vehicles leaving the site and vehicles turning from both Louise Street and Marion Street. Staff finds the reduction combined with waiver #5 will create a potential for collisions.



Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Sahara Avenue, Louise Street, Cincinnati Avenue, and Marion Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #5

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway for lots 5, 6, 13, 14 and 21 to be a self-imposed hardship. With heavy traffic in the area it is imperative the standards are met to ensure that those wishing to gain access to the driveways can do so safely. Therefore, staff cannot support this request.

Waiver of Development Standards #6

Staff has no objection to allow the 8 dueling units provided that Fire Prevention approved the request. However, since staff cannot support this application in its entirety, staff cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrels at the intersection of Louise Street and Cincinnati Avenue, and Marion Street and Cincinnati Avenue.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAINY DAY INVESTMENTS, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-410-220, -221, -222, -223, -236, & -237

PROPERTY ADDRESS/ CROSS STREETS: Sahara & Marion

**DETAILED SUMMARY PROJECT DESCRIPTION**

**21-lot Single Family Residential Subdivision**  
Master Plan Amendment, Zone Change, Tentative Map, Waiver of Development Standards, Design Review.

**PROPERTY OWNER INFORMATION**

NAME: Rainy Day Investments, LLC  
 ADDRESS: 2530 Silver Beach Dr  
 CITY: Henderson STATE: NV ZIP CODE: 89052  
 TELEPHONE: 702-595-6244 CELL: \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

**APPLICANT INFORMATION (must match online record)**

NAME: Rainy Day Investments, LLC  
 ADDRESS: 2530 Silver Beach Dr  
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-595-6244 CELL: \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Taney Engineering Attn: Emily Sidebottom  
 ADDRESS: 6030 S. Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: emilys@taneycorp.com

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

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

[Signature]  
Property Owner (Signature)\*

Mark Anthony Rúa  
Property Owner (Print)

8-13-24  
Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) WS-24-0558  
 PC MEETING DATE 12/3/24  
 BCC MEETING DATE 11/8/25  
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY Romeo  
 DATE 10/8/24  
 FEES \$1,800

DATE 11/14/24

**PLANNER  
COPY**

WS-24-0558



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

October 8, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Sahara & Marion**

**APR-24-100726**

**APN: 161-05-410-220, 161-05-410-221, 161-04-410-222, 161-05-410-223, 161-05-410-236, & 161-05-410-237**

**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.42 gross acre, 21-lot single-family residential subdivision.

### **Tentative Map**

The subject site is 2.42 gross acres and located south of Cincinnati Avenue and north of Sahara Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.68 dwelling units per acre. The lots range in size from 4,160 square feet to 7,352 square feet, with an average lot size of 4,893 square feet. The site is currently zoned RS 5.2 (Residential Single-Family 5.2) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3) zoning. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood) Planned Land Use.

Cincinnati Avenue will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. Lots 1-5 will be accessed via 38-foot-wide private street (Pothos Lane). Lots 6-10 will be accessed via 38-foot-wide private street (Philodendron Lane) and Lots 14-21 will be accessed via a 38-foot-wide private street (Hoya Lane) with 24" "R" curb and gutter.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North & West: RS5.2 (Residential Single-Family 5.2); MN (Mid -Intensity Suburban Neighborhood)
- East: RS5.2 (Residential Single-Family 5.2); NC (Neighborhood Commercial)
- South: IP (Industrial Park); BE (Business Employment)

A 6-foot landscape buffer, with an attached 5-foot sidewalk, will be provided along Cincinnati Avenue. Common lot area A will feature medium-sized trees to enhance the sites aesthetics and to ensure that no houses are situated along the fault line.

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WS-24-0558



### **Waiver of Development Standards –Street Landscape and Buffer**

This request is to waive Section 30.04.01(D)(7) requiring 5-foot attached sidewalks with a 10 foot street landscaping along Cincinnati Avenue. We are proposing to instead add the 6-foot landscape behind the attached sidewalk on Cincinnati Avenue, Louise Street, and Marion Street. We are still proposing attached sidewalks and 8.5 -foot landscape along Sahara Avenue. The current traffic levels on Cincinnati Avenue, Louise Street, and Marion Street are manageable and do not foresee any significant impact from the proposed reduction in landscape. Furthermore, the proposed site has a landscape easement in contrast to the adjacent neighborhoods, we believe that this change will not negatively impact the community. We believe it is appropriate to propose these standards.

### **Waiver of Development Standards- Street Intersection**

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 55 feet from Pothos Lane to Louise Street to the west and 91 feet from Hoya Lane to Marion Street to the east. The proposed development is situated in a region where the majority of construction has already been completed, and it serves as 2 entrances to the residential subdivision. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

### **Waiver of Development Standards – Detached Sidewalks**

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Sahara Avenue, Louise Street, Cincinnati Avenue and Marion Street. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This aligns with the overall design and aesthetic of the existing neighborhoods surrounding the proposed subdivision. This waiver will not have an adverse impact on the walkability or safety of the development.

### **Waiver of Development Standards- Non-Standard Orientation/Alternative Yard Orientation**

This request is for a waiver of development standards to allow for a non-standard orientation for the home on lot 1. The proposed home will be situated in a non-standard orientation, parallel to the street rather than perpendicular as required by Section 30.04.09. In this configuration, the home will have the following setbacks:

Lot 1:

- Front Setback (actual side): 29 feet minimum
- Garage Setback (actual side) 29 feet minimum
- Rear Setback (actual corner): 15 feet minimum
- Side Setback (actual rear): 5 feet minimum
- Side Setback (actual front): 10 feet minimum

### **Waiver of Development Standards – Reduce Driveway Separation to Curb Return**

This request is to allow for a minimum 6-foot separation from a driveway and a curb return where a 12-foot minimum is required per the Uniform Standard Drawing 222 for lots 5, 6, 13, 14, & 21. To accommodate the proposed two-car driveways. Low traffic volume will be passing through the curb return due to only 5-8 lots located beyond that point.

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WS-24-0558



### Waiver of Development Standards- Private Streets and Access

This request is to allow for a maximum of 8 dwelling units to face a private street less than 150 in length where the maximum is 6 dwelling units per Section 30.04.08. E.3. Allowing 8 dwelling units instead of 6 enables more efficient use of available land, especially in areas where space is limited. The difference in traffic generated by 8 units compared to 6 is likely to be minimal, we expect the impact will be negligible.

### Design Review – Architecture

This request is for a design review for 5 architectural floor plans and elevations. The two-story detached single-family homes range from 1,208 square feet to 2,328 square feet in size. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. A two-car garage will be provided for each home. Each home will have EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Aspen	#1208	1,208	1 story	15'-0"	2 car garage
Echo	#1556	1,556	2 story	25'-6"	2 car garage
Hawthorne	1762	1,763	2 story	26' 5"	2 car garage
Mesquite	#1958	1,958	2 story	26' 11"	2 car garage
Stella	# 2330	2,328	2story		2 car garage

Plan Name	Plan Number	Architectural Features
Aspen	1208	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Varied Building Materials</li> <li>- Variable Roof line</li> </ul> Right Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Left Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Echo	1556	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Non-Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>

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COPY**

WS-24-0558



Hawthorne	1762	Front Elevation: - Covered Entry - Variable Roof line - Window Trim Rear Elevation: - Covered Patio - Variable Roof line - - window Trim Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim
Mesquite	1958	Front Elevation: - Covered Entry - Variable Roof line - Window Trim Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim
Stella	2230	Front Elevation: - Covered Entry - Variable Roof line - Window Trim Rear Elevation: - Covered Patio - Variable Roof line Garage Side Elevation: - Variable Roof line - Window Trim Non-Garage Side Elevation: - Variable Roof line - Window Trim

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian

**PLANNER  
COPY**

WS-24-0558

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-24-500122-RAINY DAY INVESTMENTS, LLC:**

**TENTATIVE MAP** consisting of 21 single-family residential lots and 1 common lot on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.42
- Project Type: Single-family residential subdivision
- Number of Lots: 21
- Density (du/ac): 8.68
- Minimum/Maximum Lot Size (square feet): 3,302/4,508

The plans depict a single-family residential development consisting of 21 lots and 1 common lot on 2.42 acres with a density of 8.68 dwelling units per gross acre. The minimum and maximum lot sizes are 3,302 square feet and 4,508 square feet, respectively. There are 3 access points to the proposed development is via Cincinnati Avenue only. All internal streets are private streets with curb and gutter that terminate as stub streets. A 6 foot wide landscape strip is proposed along Cincinnati Avenue, Louise Street, and Marion Street. An 8.5 foot wide landscape strip is proposed along Sahara Avenue. The street landscaping consists of trees, shrubs, and ground cover, except along Sahara Avenue where a utility easement prohibits the use of trees over 8 feet in height.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011



**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial/business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

**Related Applications**

Application Number	Request
PA-24-700027	A plan amendment to redesignate the site from NC to CN is a companion item on this agenda.
ZC-24-0557	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-24-0558	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Comprehensive Planning**

The internal street network as proposed is functional. The layout, however, has not considered the required landscape planters, which are necessary to buffer the development from adjacent streets. Since staff cannot support the companion waivers of development standards, staff cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrels at the intersection of Louise Street and Cincinnati Avenue, and Marion Street and Cincinnati Avenue.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved names and suffixes.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAINY DAY INVESTMENTS, LLC

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-05-410-220, -221, -222, -223, -236, & -237

PROPERTY ADDRESS/ CROSS STREETS: Sahara & Marion

### DETAILED SUMMARY PROJECT DESCRIPTION

**21-lot Single Family Residential Subdivision**  
Master Plan Amendment, Zone Change, Tentative Map, Waiver of Development Standards, Design Review.

### PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments, LLC  
ADDRESS: 2530 Silver Beach Dr  
CITY: Henderson STATE: NV ZIP CODE: 89052  
TELEPHONE: 702-595-6244 CELL: \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments, LLC  
ADDRESS: 2530 Silver Beach Dr  
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-595-6244 CELL: \_\_\_\_\_ EMAIL: mrlandlasvegas@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom  
ADDRESS: 6030 S. Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: emilys@taneycorp.com

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

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

[Signature]  
Property Owner (Signature)\*

Mark Anthony Rua  
Property Owner (Print)

8-13-24  
Date

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

APPLICATION # (s) TM-24-500122  
PC MEETING DATE 12/3/24  
BCC MEETING DATE 1/8/25  
TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY Romeo  
DATE 10/8/24  
FEES \$750

DATE 11/14/24

**LANNER  
COPY**



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

October 8, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Sahara & Marion**

**APR-24-100726**

**APN: 161-05-410-220, 161-05-410-221, 161-04-410-222, 161-05-410-223, 161-05-410-236, & 161-05-410-237**

**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.42 gross acre, 21-lot single-family residential subdivision.

### **Tentative Map**

The subject site is 2.42 gross acres and located south of Cincinnati Avenue and north of Sahara Avenue. A Tentative Map is requested to allow for the development of a 21-lot single-family residential subdivision with a density of 8.68 dwelling units per acre. The lots range in size from 4,160 square feet to 7,352 square feet, with an average lot size of 4,893 square feet. The site is currently zoned RS 5.2 (Residential Single-Family 5.2) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Residential Single Family 3.3) zoning. A separate Master Plan Amendment is requested in support of CN (Compact Neighborhood) Planned Land Use.

Cincinnati Avenue will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. Lots 1-5 will be accessed via 38-foot-wide private street (Pothos Lane). Lots 6-10 will be accessed via 38-foot-wide private street (Philodendron Lane) and Lots 14-21 will be accessed via a 38-foot-wide private street (Hoya Lane) with 24" "R" curb and gutter.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North & West: RS5.2 (Residential Single-Family 5.2); MN (Mid -Intensity Suburban Neighborhood)
- East: RS5.2 (Residential Single-Family 5.2); NC (Neighborhood Commercial)
- South: IP (Industrial Park); BE (Business Employment)

A 6-foot landscape buffer, with an attached 5-foot sidewalk, will be provided along Cincinnati Avenue. Common lot area A will feature medium-sized trees to enhance the sites aesthetics and to ensure that no houses are situated along the fault line.

**PLANNED  
COPY**



### **Waiver of Development Standards –Street Landscape and Buffer**

This request is to waive Section 30.04.01(D)(7) requiring 5-foot attached sidewalks with a 10 foot street landscaping along Cincinnati Avenue. We are proposing to instead add the 6-foot landscape behind the attached sidewalk on Cincinnati Avenue, Louise Street, and Marion Street. We are still proposing attached sidewalks and 8.5 -foot landscape along Sahara Avenue. The current traffic levels on Cincinnati Avenue, Louise Street, and Marion Street are manageable and do not foresee any significant impact from the proposed reduction in landscape. Furthermore, the proposed site has a landscape easement in contrast to the adjacent neighborhoods, we believe that this change will not negatively impact the community. We believe it is appropriate to propose these standards.

### **Waiver of Development Standards- Street Intersection**

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 55 feet from Pothos Lane to Louise Street to the west and 91 feet from Hoya Lane to Marion Street to the east. The proposed development is situated in a region where the majority of construction has already been completed, and it serves as 2 entrances to the residential subdivision. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

### **Waiver of Development Standards – Detached Sidewalks**

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Sahara Avenue, Louise Street, Cincinnati Avenue and Marion Street. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This aligns with the overall design and aesthetic of the existing neighborhoods surrounding the proposed subdivision. This waiver will not have an adverse impact on the walkability or safety of the development.

### **Waiver of Development Standards- Non-Standard Orientation/Alternative Yard Orientation**

This request is for a waiver of development standards to allow for a non-standard orientation for the home on lot 1. The proposed home will be situated in a non-standard orientation, parallel to the street rather than perpendicular as required by Section 30.04.09. In this configuration, the home will have the following setbacks:

Lot 1:

- Front Setback (actual side): 29 feet minimum
- Garage Setback (actual side) 29 feet minimum
- Rear Setback (actual corner): 15 feet minimum
- Side Setback (actual rear): 5 feet minimum
- Side Setback (actual front): 10 feet minimum

### **Waiver of Development Standards – Reduce Driveway Separation to Curb Return**

This request is to allow for a minimum 6-foot separation from a driveway and a curb return where a 12-foot minimum is required per the Uniform Standard Drawing 222 for lots 5, 6, 13, 14, & 21. To accommodate the proposed two-car driveways. Low traffic volume will be passing through the curb return due to only 5-8 lots located beyond that point.

**PLANNER  
COPY**



### Waiver of Development Standards- Private Streets and Access

This request is to allow for a maximum of 8 dwelling units to face a private street less than 150 in length where the maximum is 6 dwelling units per Section 30.04.08. E.3. Allowing 8 dwelling units instead of 6 enables more efficient use of available land, especially in areas where space is limited. The difference in traffic generated by 8 units compared to 6 is likely to be minimal, we expect the impact will be negligible.

### Design Review – Architecture

This request is for a design review for 5 architectural floor plans and elevations. The two-story detached single-family homes range from 1,208 square feet to 2,328 square feet in size. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. A two-car garage will be provided for each home. Each home will have EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Aspen	#1208	1,208	1 story	15'-0"	2 car garage
Echo	#1556	1,556	2 story	25'-6"	2 car garage
Hawthorne	1762	1,763	2 story	26' 5"	2 car garage
Mesquite	#1958	1,958	2 story	26' 11"	2 car garage
Stella	# 2330	2,328	2story		2 car garage

Plan Name	Plan Number	Architectural Features
Aspen	1208	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Varied Building Materials</li> <li>- Variable Roof line</li> </ul> Right Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Left Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>
Echo	1556	Front Elevation: <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Rear Elevation: <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof line</li> </ul> Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul> Non-Garage Side Elevation: <ul style="list-style-type: none"> <li>- Variable Roof line</li> <li>- Window Trim</li> </ul>

PLANNER  
COPY



Hawthorne	1762	Front Elevation: <ul style="list-style-type: none"><li>- Covered Entry</li><li>- Variable Roof line</li><li>- Window Trim</li></ul> Rear Elevation: <ul style="list-style-type: none"><li>- Covered Patio</li><li>- Variable Roof line</li><li>- - window Trim</li></ul> Garage Side Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul> Non-Garage Side Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>
Mesquite	1958	Front Elevation: <ul style="list-style-type: none"><li>- Covered Entry</li><li>- Variable Roof line</li><li>- Window Trim</li></ul> Rear Elevation: <ul style="list-style-type: none"><li>- Covered Patio</li><li>- Variable Roof line</li></ul> Garage Side Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul> Non-Garage Side Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>
Stella	2230	Front Elevation: <ul style="list-style-type: none"><li>- Covered Entry</li><li>- Variable Roof line</li><li>- Window Trim</li></ul> Rear Elevation: <ul style="list-style-type: none"><li>- Covered Patio</li><li>- Variable Roof line</li></ul> Garage Side Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul> Non-Garage Side Elevation: <ul style="list-style-type: none"><li>- Variable Roof line</li><li>- Window Trim</li></ul>

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian

**PLANNER  
COPY**

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0570-CANADA INVESTMENTS, LLC:**

**USE PERMIT** to allow a cannabis establishment (dispensary) in conjunction with an existing retail complex on 1.09 acres within a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

161-06-501-001

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3915 E. Charleston Boulevard
- Site Acreage: 1.09
- Project Type: Cannabis dispensary
- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 2,275 (dispensary)/11,525 (existing retail building)
- Parking Required/Provided: 41/62
- Sustainability Required/Provided: 7/0

**Site Plan**

This is a project of regional significance as defined by Title 30, as the proposed development is located within 500 feet of the jurisdictional boundary of the City of Las Vegas. The plans depict an existing 13,800 square foot existing retail complex located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way. The retail complex consists of 2 existing buildings: an existing 11,525 square foot rectangular retail building running east to west along the southern portion of the property and a smaller, 2,275 square foot square shaped retail building located in the northeastern portion of the site. An existing 3 faced billboard is in the northwest corner of the site. The plans show the proposed dispensary will be located within the smaller retail building. Vehicular access to the site will not change and is granted through an existing driveway along Charleston Boulevard.



The plans show the site will mostly remain as is except for the addition of a drive-thru along the north, east, and west portion of the smaller retail building and some restriping of the northern portion of the parking lot. The plans show the drive-thru will consist of a 24 foot wide, 2 lane drive-thru that will transition to a 1 lane, 12 foot wide drive-thru as it wraps around the building. The drive-thru entrance will be located along the eastern side of the building, wrap around the northern portion of the building between the building and Charleston Boulevard, and then exit after heading south along the western side of the building. The western drive-thru lane will be separated from the existing parking lot areas to the west by a 6 inch concrete curb. Additionally, the drive-thru will be set back from the residential areas to the north by approximately 267 feet and will be separated 188 feet from the residential areas to the south but will be screened by other buildings from the apartment complex to the south. The northern portion of the parking lot along with a portion to the south of the landscape area in the northwest portion of the parking lot will be restriped removing the existing angled space and replacing them with 9 new perpendicular spaces. This will result in a total of 62 parking spaces being provided where 67 parking spaces were previously provided, and 41 parking spaces are required for the site.

#### Landscaping

The plan shows there is no existing landscaping on site except for some shrubs in the northeast corner of the property. The landscaping being proposed will include a mix of shrubs and trees located primarily along the western and northwestern property lines. Along the western property line is a 5 foot wide landscaping strip running from the northwest corner of the southern retail building-up to a landscaped area in the northwest corner of the site. This strip contains a mix of shrubs and Southern Live Oak (*Quercus virginiana*) trees spaced approximately 20 feet apart. In the northwest landscaping area, 3 additional Southern Live Oak trees are being provided along with more shrubs. Along Charleston Boulevard, from the northwestern landscaping area to the edge of the drive-thru, is a varying 5 foot wide landscape strip containing 3 Southern Live Oak trees spaced every 20 feet. From the western edge of the drive-thru to the eastern property line, no trees or landscaping strip is provided along Charleston Boulevard. An additional Southern Live Oak tree is provided in a small landscaping area directly east of the drive-thru entrance.

#### Elevations

The elevations provided show the existing retail building, where the dispensary will be located, is constructed primarily of stucco with decorative brick and metal elements. The roof is flat with a bulging metal roofed awning element. The building is 18.5 feet tall with access provided to the building through storefront windows doors on the south façade of the building. Storefront windows are located on the east and north facades. The main changes to the building are the removal of the existing entrance doors on the southeast corner of the building and the addition of a drive-thru window on the northern façade of the building.

#### Floor Plan

The plan provided shows the existing retail building is roughly square shaped with a total of 2,275 square feet of interior space. The interior will be split into various rooms to service both customers and the product. The plans show the main spaces within the building are a lobby and waiting area, a sales floor, and a secure product storage room. Additional support rooms include a break area, office, and restrooms.

Applicant's Justification

The applicant states the proposed use of the building as a cannabis dispensary is complementary with the existing retail spaces in the immediate area. The facility complies with all necessary separations and location requirements and should not impact the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1091-01	Allowed a tattoo studio within an existing shopping center	Approved by PC	October 2001
UC-0827-00	Allowed a 3 faced off-premises advertising sign	Approved by PC	July 2000
UC-1985-97	Allowed a 3 faced off-premises advertising sign	Approved by PC	December 1997
VC-690-88	Allowed a 14,250 square foot shopping center with reduced setbacks	Approved by PC	January 1989
ZC-292-86	Reclassified the site from R-E and R-2 to C-2 and R-4 zoning to construct a shopping center and multi-family residential development	Approved by BCC	February 1987

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1	Single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG & RM32	Gas station & convenience store
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential & gas station

The US Highway 95 right-of-way is located directly west of the site.

**Related Applications**

Application Number	Request
UC-24-0571	A use permit for a cannabis retail store and site improvements are a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The separation survey shows all required separations from community facilities and schools are being met. The crime report indicates, within a 1 mile radius, 710 crime reports were filed with the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal but an overwhelming number of the reports are related to vehicle accidents, family disturbances, or similar issues. Based on the plans submitted, staff finds the addition of a cannabis dispensary at the site should represent only a minor impact both on the site and the neighborhood, as there would be no noticeable changes to the exterior of the building and the addition of new landscaping and a modified parking lot help to improve the appearance of the site. The use of the site as a general retail establishment has been in place for at least 40 years and there have been no apparent complaints regarding the uses on the property. Staff also finds the addition of a cannabis dispensary would not be out of place for the area due to the building's former use as a liquor store, so there should be no increase in traffic or impacts on surrounding businesses or residences due to the similarity in use of the site. For these reasons, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Traffic study and compliance.

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Las Vegas will also be required.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROBERT R. BLACK SR

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

DRAFT

## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 161-06-501 001

PROPERTY ADDRESS/CESSIONS STREETS 3915 E Charleston Blvd

Special use permit to relocate a dispensary

NAME: Canada Investments, LLC  
 ADDRESS: 1699 E. Main Street  
 CITY: El Cajon STATE CA  
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL n/a

NAME: Robert R Black, Sr.  
 ADDRESS: 10777 Twain Avenue #215  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT A  
 TELEPHONE: 000 000 0000 CELL 000-000 0000 EMAIL n/a

NAME: Kacmpfer Crowell -- BobGronauer  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
 TELEPHONE: 702 797 7000 CELL 702-797 7048 EMAIL: apierce@kcivlaw.com

\*Correspondent will receive all project communication

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

  
 Property Owner (Signature)\*

Nashy Maroki  
 Property Owner (Print)

8/2/2024  
 Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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App # : UC-24-0570  
 TAB Location: Sunrise Manor  
 TAB Meeting Date: 11/14/24  
 BCC Meeting Date: 12/14/24

Date Accepted: 10/9/24  
 Accepted by: [Signature]  
 Fees: \$18000

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[bgronauer@kcnvlaw.com](mailto:bgronauer@kcnvlaw.com)

October 3, 2024

**VIA E-MAIL**

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Planner  
Copy

*Re: Justification Letter – Special Use Permit  
APN: 161-06-501-001 (a portion of)*

To Whom It May Concern:

Our office represents Clear River, LLC (hereinafter the “Applicant”), as it relates to property located at 3915 East Charleston Boulevard, more particularly described as a portion of APN: 161-06-501-001. The subject property is an existing building within a larger commercial center generally located on the southeast corner of East Charleston and the US-95 highway.

The subject Site is zoned Commercial General (CG) and lies within the Corridor Mixed-Use (CM) plan designation. To the north across E. Charleston Boulevard is single-family residential development within the City of Las Vegas, zoned Single Family Residential (R-1). To the east, across a shared access drive, is an existing gas station, similarly zoned CG and within the CM plan designation. To the south is an existing multifamily apartment building (Sante Fe Apartments), zoned Residential Multi-Family 32 (RM32) and within the Urban Neighborhood (greater than 18 du/ac) plan designation. Directly to the west is the US95 off-ramp. The Property is located on the corner of a heavily travelled arterial road and busy off-ramp, and is therefore an ideal location for the proposed use of a cannabis dispensary and retail store.

The Applicant requests the below-listed special use permits in order to operate a cannabis dispensary with a drive-thru and a cannabis retail store out of the existing building. The application does not contemplate any new development. The Applicant is merely a tenant of the existing building and will operate its business after interior tenant improvements and the addition of a sign to the building through a separate application. . There will be no alterations (apart from updating the signage) to the outside of the building.

**Special Use Permit – Cannabis Dispensary**

A dispensary requires a special use permit in a CG zoning district. A preliminary survey has been completed. The cannabis standards per Section 30.03.06 have been met here. Specifically, the Site exceeds all separation distances for “community facilities,” public and private schools, as well as nonrestrictive gaming properties. The Site lies outside of the Las Vegas Boulevard Gaming corridor. A special use permit for a cannabis dispensary is appropriate for the proposed Site.

October 3, 2024

Page 2

**Special Use Permit – Cannabis Retail Store**

A cannabis retail store also requires a special use permit in a CG zoning district. Cannabis retail stores require similar separation distances as dispensaries, which, as stated above, have been met.

**Design Review**

The existing building will remain intact. The subject building is approximately 2,725 SF. The building area is comprised of a retail/sales area, lobby, break room, restroom, office and secure storage area. The existing building provides three pedestrian access points – an exit-only door at the southeast corner of the building, and a door along the southern elevation and another on the western elevation. Customers may access the Site from the existing shared access drive separating the Site and gas station to the east. There will be no changes to the ingress/egress points of the Site; the shared access drive is not a public road. The proposed use requires 8 parking spaces, however, the existing commercial center provides 62 parking spaces, including 2 ADA spaces. The Applicant has worked with the property owner and if approval of the requested applications is granted, the Applicant will execute a lease that provides cross access and shared parking with the remaining uses on the parcel. The dispensary will be open 24-hours to its customers.

There will be a drive-thru added to the building starting from the east side of the building and continuing along the north side of the building around to the western portion of the same. The proposed drive-thru is wide enough for two lanes that will merge into one lane at the northern portion of the building. Notably, there is no talk box for the proposed drive-thru as customers will order through an app on their phone. This eliminates any concern for noise for the apartment residents to the south. The length of the drive-thru is estimated to fit a queue of 7 to 8 vehicles at once. The parking lot will remain as is and no changes are proposed apart from minimal restriping. The Applicant is also proposing to upgrade the windows and doors to the building.

As mentioned, the Applicant is a tenant however is willing to meet the required landscaping requirements for his establishment in order to improve the current conditions on the corners of the property. The cannabis use requires a total of 13 trees and they are providing the required 13 trees; however the Applicant is requesting consideration of an alternative landscape plan to place the parking lot and buffer trees on the Site just not within the areas and spacing the Code requires. The placement of new trees will provide a more astatic look to the overall center and the grouping and spacing of the proposed trees will allow for more shading cover.

Lastly, an important distinction here is that this is a new use as opposed to a new development. Because the Site is not a “new development” under Title 30’s definition, the Applicant does not propose any changes to existing building conditions including any sustainability requirements currently listed in your Code for non-residential developments. The Applicant does propose to replace existing luminaries with LED lighting, the new paint will be low VOC paint, and if new glazing is required it will be Insulated Low-E. As these measures are not called out specifically in the Code, we did not provide a calculation and are hopeful that they

October 3, 2024

KAEMPFER

CROWELL

Page 3

can be taken into consideration when evaluating the application. Again, the Applicant is a tenant in an existing building and not making any exterior changes other than signage.

Thank you in advance for your consideration of the above request. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG:amp



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0571-CANADA INVESTMENTS, LLC:**

**USE PERMIT** to allow a cannabis establishment (retail store).

**WAIVER OF DEVELOPMENT STANDARDS** for street landscaping.

**DESIGN REVIEW** for modifications to an existing retail complex on 1.09 acres in a CG (Commercial General) Zone.

Generally located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way within Sunrise Manor. TS/hw/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-06-501-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Eliminate a portion of street landscaping along Charleston Boulevard where a 10 foot wide street landscaping strip shall be provided where an attached sidewalk is allowed to remain per Section 30.04.01D (a 100% reduction).
- b. Reduce a portion of street landscaping along Charleston Boulevard to 4 feet where a 10 foot wide street landscaping strip shall be provided where an attached sidewalk is allowed to remain per Section 30.04.01D (a 60% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3915 E. Charleston Boulevard
- Site Acreage: 1.09
- Project Type: Cannabis retail store
- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 2,275 (retail store)/11,525 (existing retail building)
- Parking Required/Provided: 41/62
- Sustainability Required/Provided: 7/0

**Site Plan**

This is a project of regional significance as defined by Title 30, as the proposed development is located within 500 feet of the jurisdictional boundary of the City of Las Vegas. The plans depict

an existing 13,800 square foot existing retail complex located on the south side of Charleston Boulevard and the east side of the US Highway 95 right-of-way. The retail complex consists of 2 existing buildings: an existing 11,525 square foot rectangular retail building running east to west along the southern portion of the property and a smaller, 2,275 square foot square shaped retail building located in the northeastern portion of the site. An existing 3 faced billboard is in the northwest corner of the site. The plans show the proposed dispensary will be located within the smaller retail building. Vehicular access to the site will not change and is granted through an existing driveway along Charleston Boulevard.

The plans show the site will mostly remain as is except for the addition of a drive-thru along the north, east, and west portion of the smaller retail building and some restriping of the northern portion of the parking lot. The plans show the drive-thru will consist of a 24 foot wide, 2 lane drive-thru that will transition to a 1 lane, 12 foot wide drive-thru as it wraps around the building. The drive-thru entrance will be located along the eastern side of the building, wrap around the northern portion of the building between the building and Charleston Boulevard, and then exit after heading south along the western side of the building. The western drive-thru lane will be separated from the existing parking lot areas to the west by a 6 inch concrete curb. Additionally, the drive-thru will be set back from the residential areas to the north by approximately 267 feet and will be separated 188 feet from the residential areas to the south but will be screened by other buildings from the apartment complex to the south. The northern portion of the parking lot along with a portion to the south of the landscape area in the northwest portion of the parking lot will be restriped removing the existing angled space and replacing them with 9 new perpendicular spaces. This will result in a total of 62 parking spaces being provided where 67 parking spaces were previously provided, and 41 parking spaces are required for the site.

#### Landscaping

The plan shows there is no existing landscaping on-site except for some shrubs in the northeast corner of the property. The landscaping being proposed will include a mix of shrubs and trees located primarily along the western and northwestern property lines. Along the western property line is a 5 foot wide landscaping strip running from the northwest corner of the southern retail building-up to a landscaped area in the northwest corner of the site. This strip contains a mix of shrubs and Southern Live Oak (*Quercus virginiana*) trees spaced approximately 20 feet apart. In the northwest landscaping area, 3 additional Southern Live Oak trees are being provided along with more shrubs. Along Charleston Boulevard, from the northwestern landscaping area to the edge of the drive-thru, is a varying 5 foot wide landscape strip containing 3 Southern Live Oak trees spaced every 20 feet. From the western edge of the drive-thru to the eastern property line, no trees or landscaping strip is provided along Charleston Boulevard. An additional Southern Live Oak tree is provided in a small landscaping area directly east of the drive-thru entrance.

#### Elevations

The elevations provided show the existing retail building, where the dispensary will be located, is constructed primarily of stucco with decorative brick and metal elements. The roof is flat with a bulging metal roofed awning element. The building is 18.5 feet tall with access provided to building through storefront windows doors on the south façade of the building. Storefront windows are located on the east and north facades. The main changes to the building are the

removal of the existing entrance doors on the southeast corner of the building and the addition of a drive-thru window on the northern façade of the building.

**Floor Plan**

The plan provided shows the existing retail building is roughly square shaped with a total of 2,275 square feet of interior space. The interior will be split into various rooms to service both customers and the product. The plans show the main spaces within the building are a lobby and waiting area, a sales floor, and a secure product storage room. Additional support rooms include a break area, office, and restrooms.

**Applicant's Justification**

The applicant states the proposed use of the building as a cannabis retail store is complementary with the existing retail spaces in the immediate area. The facility complies with all necessary separations and location requirements and should not impact the area. The applicant also states the proposed changes to the site are relatively minor with the addition of a new drive-thru, the restriping of a portion of the parking lot, and new landscaping. The applicant further states most of the changes will be tenant improvements within the existing northern retail building. The applicant indicates there will be no changes to the exterior of the building except for the new entrance door and drive-thru window. Finally, the applicant indicates the proposed landscaping meets the number of trees required but are simply not placed in the locations required by Title 30.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1091-01	Allowed a tattoo studio within an existing shopping center	Approved by PC	October 2001
UC-0827-00	Allowed a 3 faced off-premises advertising sign	Approved by PC	July 2000
UC-1985-97	Allowed a 3 faced off-premises advertising sign	Approved by PC	December 1997
VC-690-88	Allowed a 14,250 square foot shopping center with reduced setbacks	Approved by PC	January 1989
ZC-292-86	Reclassified the site from R-E and R-2 to C-2 and R-4 zoning to construct a shopping center and multi-family residential development	Approved by BCC	February 1987

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	R-1	Single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG & RM32	Gas station & convenience store

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential & gas station

The US Highway 95 right-of-way is located directly west of the site.

### Related Applications

Application Number	Request
UC-24-0570	A use permit for a cannabis dispensary and site improvements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

#### Use Permit

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

The separation survey shows all required separations from community facilities and schools are being met. The crime report indicates, within a 1 mile radius, 710 crime reports were filed with the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal but an overwhelming number of the reports are related to vehicle accidents, family disturbances, or similar issues. Based on the plans submitted, staff finds the addition of a cannabis dispensary at the site should represent only a minor impact both on the site and the neighborhood, as there would be no noticeable changes to the exterior of the building and the addition of new landscaping and a modified parking lot help to improve the appearance of the site. The use of the site as a general retail establishment has been in place for at least 40 years and there have been no apparent complaints regarding the uses on the property. Staff also finds the addition of a cannabis dispensary would not be out of place for the area due to the building's former use as a liquor store, so there should be no increase in traffic or impacts on surrounding businesses or residences due to the similarity in use of the site. For these reasons, staff can support this request.

#### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the purpose of street landscaping is to provide for the shading of pavement and sidewalks to not only reduce the heat island effect, but also to make pedestrian infrastructure more comfortable and accessible. In this case, staff finds the applicant has provided the necessary number of street trees in alternative locations around the site and the parking lot, which effectively offset the shading that would have otherwise been provided along the street. In addition, the trees are considered large with large canopy spread which should help the heat island effect on a site which effectively has no landscaping currently. Staff is also concerned, given the high number of pedestrians and transit routes along Charleston Boulevard, there should be an ample street tree canopy along the street to make walking more accessible for pedestrians. In addition, the elimination of the street landscaping strip along Charleston Boulevard is mostly due to the addition of the drive-thru making this waiver a self-imposed hardship. For these reasons, staff cannot support this request.

#### Design Review

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

Overall, staff finds the proposed modifications to the site are relatively minor with the existing northern retail building have minor exterior access and window changes and no changes to the southern retail building, with the overall area and feel of the buildings and complex remaining the same. In terms of the landscaping, staff finds the addition of landscaping on the site is a huge improvement of the site, providing additional shading and screening in a highly traffic and heat prone area. The modifications to the parking lot are minor and help to maintain the current circulation of the site while reducing the amount of parking without impacting the site. Ultimately, staff primarily takes issue with the drive-thru due its location and its impact on the site. While the drive-thru appears to have sufficient stacking capacity and is well screening and setback from nearby residential uses, staff is concerned that its proximity to Charleston Boulevard could be a safety issue without additional screening from the street and barriers. In addition, its location also does not allow for the proper allocation of landscaping on the site. Besides the drive-thru modifications, staff has no objections to the proposed on-site modifications due to their minor nature and enhancement of the site. Ultimately, due to the issues surrounding the drive-thru, staff is unable to support this design review.

#### **Staff Recommendation**

Approval of the use permit; denial of waiver of development standards and the design review.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Provide an additional barrier between Charleston Boulevard and the proposed drive-thru;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

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

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Las Vegas will also be required.

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

**APPLICANT:** ROBERT R. BLACK SR.

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,  
NV 89135

## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s) 161-06-501 001

PROPERTY ADDRESS/CROSS STREETS 3915 E Charleston Blvd

Special use permit to relocate a dispensary

NAME: Canada Investments, LLC  
 ADDRESS: 1699 E. Main Street  
 CITY: El Cajon STATE: CA  
 TELEPHONE: 000-000-0000 CELL: 000-000-0000 EMAIL: N/A

NAME: Robert R Black, Sr.  
 ADDRESS: 10777 Twain Avenue #215  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT #  
 TELEPHONE: 000 000 0000 CELL: 000-000 0000 EMAIL: N/A

NAME: Kampfer Crowell -- Bob Gronauer  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
 TELEPHONE: 702 792 7000 CELL: 702-792 7048 EMAIL: apierco@kcivilaw.com

\*Correspondent will receive all project communication

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

Nashy Maroki Property Owner (Signature)      Nashy Maroki Property Owner (Print)      8/2/2024 Date

                        UCLDR

App #: UC-24-0571      Accepted by: NWS  
 BCC date: 12/4/24      Accepted date: 12/9/24  
 TAB location: Sunrise Manor Date: 11/11/24      Fees: \$ 1,500

UC24-0571

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[bgronauer@kcnvlaw.com](mailto:bgronauer@kcnvlaw.com)

October 3, 2024

**VIA E-MAIL**

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

PLANNER  
COPY

***Re: Justification Letter – Special Use Permit  
APN: 161-06-501-001 (a portion of)***

To Whom It May Concern:

Our office represents Clear River, LLC (hereinafter the “Applicant”), as it relates to property located at 3915 East Charleston Boulevard, more particularly described as a portion of APN: 161-06-501-001. The subject property is an existing building within a larger commercial center generally located on the southeast corner of East Charleston and the US-95 highway.

The subject Site is zoned Commercial General (CG) and lies within the Corridor Mixed-Use (CM) plan designation. To the north across E. Charleston Boulevard is single-family residential development within the City of Las Vegas, zoned Single Family Residential (R-1). To the east, across a shared access drive, is an existing gas station, similarly zoned CG and within the CM plan designation. To the south is an existing multifamily apartment building (Sante Fe Apartments), zoned Residential Multi-Family 32 (RM32) and within the Urban Neighborhood (greater than 18 du/ac) plan designation. Directly to the west is the US95 off-ramp. The Property is located on the corner of a heavily travelled arterial road and busy off-ramp, and is therefore an ideal location for the proposed use of a cannabis dispensary and retail store.

The Applicant requests the below-listed special use permits in order to operate a cannabis dispensary with a drive-thru and a cannabis retail store out of the existing building. The application does not contemplate any new development. The Applicant is merely a tenant of the existing building and will operate its business after interior tenant improvements and the addition of a sign to the building through a separate application. . There will be no alterations (apart from updating the signage) to the outside of the building.

**Special Use Permit – Cannabis Dispensary**

A dispensary requires a special use permit in a CG zoning district. A preliminary survey has been completed. The cannabis standards per Section 30.03.06 have been met here. Specifically, the Site exceeds all separation distances for “community facilities,” public and private schools, as well as nonrestrictive gaming properties. The Site lies outside of the Las Vegas Boulevard Gaming corridor. A special use permit for a cannabis dispensary is appropriate for the proposed Site.



October 3, 2024

KAEMPFER

CROWELL

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### Special Use Permit – Cannabis Retail Store

A cannabis retail store also requires a special use permit in a CG zoning district. Cannabis retail stores require similar separation distances as dispensaries, which, as stated above, have been met.

### Design Review

The existing building will remain intact. The subject building is approximately 2,725 SF. The building area is comprised of a retail/sales area, lobby, break room, restroom, office and secure storage area. The existing building provides three pedestrian access points – an exit-only door at the southeast corner of the building, and a door along the southern elevation and another on the western elevation. Customers may access the Site from the existing shared access drive separating the Site and gas station to the east. There will be no changes to the ingress/egress points of the Site; the shared access drive is not a public road. The proposed use requires 8 parking spaces, however, the existing commercial center provides 62 parking spaces, including 2 ADA spaces. The Applicant has worked with the property owner and if approval of the requested applications is granted, the Applicant will execute a lease that provides cross access and shared parking with the remaining uses on the parcel. The dispensary will be open 24-hours to its customers.

There will be a drive-thru added to the building starting from the east side of the building and continuing along the north side of the building around to the western portion of the same. The proposed drive-thru is wide enough for two lanes that will merge into one lane at the northern portion of the building. Notably, there is no talk box for the proposed drive-thru as customers will order through an app on their phone. This eliminates any concern for noise for the apartment residents to the south. The length of the drive-thru is estimated to fit a queue of 7 to 8 vehicles at once. The parking lot will remain as is and no changes are proposed apart from minimal restriping. The Applicant is also proposing to upgrade the windows and doors to the building.

As mentioned, the Applicant is a tenant however is willing to meet the required landscaping requirements for his establishment in order to improve the current conditions on the corners of the property. The cannabis use requires a total of 13 trees and they are providing the required 13 trees; however the Applicant is requesting consideration of an alternative landscape plan to place the parking lot and buffer trees on the Site just not within the areas and spacing the Code requires. The placement of new trees will provide a more astatic look to the overall center and the grouping and spacing of the proposed trees will allow for more shading cover.

Lastly, an important distinction here is that this is a new use as opposed to a new development. Because the Site is not a “new development” under Title 30’s definition, the Applicant does not propose any changes to existing building conditions including any sustainability requirements currently listed in your Code for non-residential developments. The Applicant does propose to replace existing luminaries with LED lighting, the new paint will be low VOC paint, and if new glazing is required it will be Insulated Low-E. As these measures are not called out specifically in the Code, we did not provide a calculation and are hopeful that they

October 3, 2024

KAEMPFER

CROWELL

Page 3

can be taken into consideration when evaluating the application. Again, the Applicant is a tenant in an existing building and not making any exterior changes other than signage.

Thank you in advance for your consideration of the above request. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG:amp

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0561-BANK FIRST INTERSTATE NEVADA NA:**

**ZONE CHANGE** to reclassify 2.5 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

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

RELATED INFORMATION:

**APN:**

161-07-102-005

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3511 Boulder Highway
- Site Acreage: 2.5
- Existing Land Use: Office

Applicant's Justification

The applicant states the property has a Master Plan designation of Corridor Mixed-Use (CM). The H-2 zoning district no longer exists and the property requires a zone change. There is a small area zoned RS20 at the northeast corner of the property. The proposed zone change from H-2 and RS20 will be a conforming zone change. Office uses are permitted in the proposed Commercial General (CG) zone district.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-2147-98	Office building addition	Approved by PC	February 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Storage & vacant retail

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South, East, & West	Corridor Mixed-Use	CG	Vehicle sales

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0562	A waiver of development standards to reduce parking, street landscaping, eliminate parking lot landscaping, reduce access gate setbacks, increase fence height, and allow an attached sidewalk to remain is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The current zone, H-2, is not a part of the newly adopted Title 30 and is being phased out as new development occurs, and appropriate zoning is applied based on the Master Plan land use designations. The Policy SM-1.1 of the Master Plan supports neighborhood revitalization of existing structures in Sunrise Manor. In addition, this request supports Policy SM-5.1 of the Master Plan which encourages this compatible office development and increasing the local employment base in Sunrise Manor. For these reasons, staff finds the request for the CG (Commercial General) Zone is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- 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 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:** JOHN CHAPMAN

**CONTACT:** JOHN CHAPMAN, NADEL ARCHITECTURE, 175 WARM SPRINGS ROAD,  
LAS VEGAS, NV 89119

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-102-005

PROPERTY ADDRESS/ CROSS STREETS: 3511 Boulder Highway, Las Vegas, NV 89121

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change request application to change the project existing zoning from H-2 and RS20 to zone CG. This is to meet County's new adopted Title 30 development code that was requested by Comprehensive Planning Division.

### PROPERTY OWNER INFORMATION

NAME: Wells Fargo Bank, N.A.  
ADDRESS: 3511 Boulder Highway  
CITY: Las Vegas STATE: NV ZIP CODE: 89121  
TELEPHONE: 602-763-9607 CELL \_\_\_\_\_ EMAIL: gaye.l.butcher@wellsfargo.com

### APPLICANT INFORMATION (must match online record)

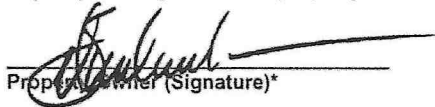
NAME: Wells Fargo Bank, N.A.  
ADDRESS: 2829 Townsgate Road  
CITY: Westlake Village STATE: CA ZIP CODE: 91361 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 805-823-3654 CELL \_\_\_\_\_ EMAIL: David.Frederickson@wellsfargo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Nadel Nevada Inc (John Chapman)  
ADDRESS: 175 E Warm Springs Rd, Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-405-4992 CELL \_\_\_\_\_ EMAIL: jchapman@nadelarc.com

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

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

  
Property Owner (Signature)\*

David Frederickson  
Property Owner (Print)

9/27/24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0561

ACCEPTED BY RR

PC MEETING DATE —

DATE 10-9-24

BCC MEETING DATE 12-9-24

FEES FEES WAIVED  
H-2 ZONE

TAB/CAC LOCATION SUNRISE MANOR DATE 11-14-24



Corporate Properties  
2829 Townsgate Rd., 2<sup>nd</sup> Floor  
Westlake Village, CA 91361  
MAC 2359-020

September 26, 2024

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

RE: APN 161-07-102-005; Justification Letter – Application for Rezoning

To Whom It May Concern,

We respectfully submit the attached rezone application for parcel 161-07-102-005 (“Property”) which is approximately 2.5 acres and includes a 41,977 square foot office building for staff training and storage purposes.

The Property currently is located in the H-2 and RS20 zoning districts. As a result of the recently adopted Clark County Unified Development Code, the H-2 district no longer exists and the Property must be rezoned. As a result, the applicant requests that the Property be rezoned from H-2 and RS20 to the CG zone.

The Property has a Master Plan designation of Corridor Mixed-Use (CM). The CG zoning district is a conforming zone within the CM Master Plan designation. The office use of the site is an allowed use in the CG zoning district .

The applicant has contacted Clark County Advance Planning and gained staff support for the request per County response dated on 04/17/2024.

In summary, the applicant believes that the proposed zone change is in conformance with the Clark County Master Plan and the Unified Development Code, and will meet all applicable Clark County development standards.

Thank you,

David Frederickson  
Executive Director  
[David.Frederickson@wellsfargo.com](mailto:David.Frederickson@wellsfargo.com)

ZC-24-0561  
PLANNER COPY

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking **2)** eliminate bicycle parking; **3)** reduce street landscaping; **4)** eliminate parking lot landscaping; **5)** reduce gate setback; and **6)** increase fence height.

**DESIGN REVIEW** for a commercial complex in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone.

Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-07-102-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 99 parking spaces where 105 parking spaces are required per Table 30.04-2 (a 6% reduction).
2. Eliminate bicycle parking where bicycle parking is required per Section 30.04.04J (a 100% reduction).
3.
  - a. Reduce street landscaping along Boulder Highway where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
  - b. Reduce the width of street landscaping along Boulder Highway to 4 feet where 6 feet is required per Section 30.04.01D (a 33% reduction).
  - c. Reduce street landscaping along Glen Avenue where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
  - d. Reduce the width of street landscaping along Glen Avenue to 6 feet where 10 feet is required per Section 30.04.01D (a 60% reduction).
4. Eliminate parking lot landscaping per section 30.04.01.
5. Reduce the setback of a proposed access gate along Boulder Highway to 1 foot where the access gate shall be set back no less than 50 feet from the property line per section 30.04.03E (a 98% reduction).
6. Increase the height of a proposed fence to 8 feet where a maximum of 3 feet is permitted within the front yard in a commercial zoning district per Section 30.04.03 (a 167% increase).

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE



## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 3511 Boulder Highway
- Site Acreage: 2.5
- Project Type: Existing office and proposed fence and gates
- Number of Stories: 1
- Building Height (feet): 2,400
- Square Feet: 41,977
- Parking Required/Provided: 105/99

#### Site Plan

The plan depicts an existing office building on 2.5 acres between Glen Avenue and Boulder Highway, 100 feet west of Dalhart Avenue. The building is centrally located on the lot with parking on the north, west, south, and northeast sides of the property. Ingress and egress access is provided from Boulder Highway at the southeast corner and Glen Avenue at the northwest corner of the property. One-way egress is provided at the northeast corner to Glen Avenue and southwest corner to Boulder Highway. The northern parking lot has access to and from Glen Avenue, internal circulation of vehicles, and a one-way driveway along the west side of the building to access the southern parking lot and exit onto Boulder highway. An existing loading dock ramp is located at the northeast corner of the building.

The site is proposed to be secured with access gates at all 4 existing driveways and a new 8 foot high wrought iron perimeter fence with pedestrian access at Glen Avenue and Boulder Highway. The applicant is requesting to increase the height of the fence to 8 feet along the front of the property (adjacent to Boulder Highway) where 3 feet is the maximum allowed per Code. In addition, no bicycle parking is proposed on this plan and is the subject of a waiver request. An additional waiver is required since 105 parking spaces are required and 99 parking spaces are provided. Five new parking spaces are being added adjacent to the loading dock ramp at the north side of the building, and along the east property line. A screened mechanical yard is located on the west side of the building.

#### Landscaping

There are existing Nerium Oleander shrubs that are over 24 inches in height that will be removed from the sight visibility zones along Glen Avenue and Boulder Highway. A single existing tree will remain at the southwest corner of the building. The applicant is requesting that the attached sidewalk along Glen Avenue to remain, and so the adjacent 6 foot, 11 inch landscape planter will not be widened. Title 30 requires a 10 foot wide landscape area when an attached sidewalk will remain. No new street trees are proposed along Glen Avenue or Boulder Highway and is a waiver request with this application. Although landscape islands will be added to the existing parking spaces adjacent to Boulder Highway, no new trees will be planted in this area, and is the subject of a waiver request. Title 30 requires a 6 foot wide landscape area adjacent to Boulder Highway; however, the applicant is requesting to reduce the landscape area to 4 feet. The landscape plan depicts 107 new shrubs will be planted within the landscape areas adjacent to Glen Avenue and Boulder Highway.

Elevations & Floor Plans

No new construction is proposed with this application.

Floor Plans

The existing office building is 41,977 square feet. No new construction is proposed with this application.

Applicant's Justification

The applicant is requesting to construct an 8 foot high wrought iron fence around an existing office building, and to install 4 secure gates at existing driveways. The gates will remain closed during operating hours and the site will not be open to the public for bank business. All transactions will be handled by couriers and will include bank deposits and change orders associated with larger business accounts. Due to the security requirements for this site, access gates will be closed during operating hours. Existing landscaping along Glen Avenue will be removed to clear the sight distance areas between the driveways. Only shrubs will be planted in the areas adjacent to Boulder Highway and Glen Avenue and in limited on-site landscape planters.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-2147-98	Office building addition	Approved by PC	February 1999

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
ZC-24-0561	A zone change to reclassify the site from RS20 and H-2 zoning to CG zoning is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The proposed 99 parking spaces is technically 2 parking spaces less than the required 101 parking spaces (minus the 4 accessible spaces provided). An additional 4 parking spaces are available on Glen Avenue, that were not included in the calculation. There is no public access to this site and the property is not subject to peak hour traffic associated with normal public banking hours. Staff is not concerned about adequate parking at this site for office uses. However, since staff cannot support the waiver requests, staff is unable to support this request.

#### Waiver of Development Standards #2

No bicycle parking is proposed with this application and will not meet the intent of Master Plan Policy SM-4.2, or Policy SM-2.3 for secured bicycle parking, and improved bicycle connections to neighboring communities. Staff cannot support this waiver request.

#### Waivers of Development Standards #3 & #4

Existing street landscaping is being removed in favor of smaller shrubs that can be placed in existing sight distance areas along Glen Avenue and Boulder Highway. No parking lot landscaping is proposed. This site is located along Boulder Highway and is subject to Master Plan Policy SM-1.3 for corridor revitalization efforts that would enhance the community character. Therefore, staff cannot support these requests.

#### Waiver of Development Standards #5

All 4 gates have less than 50 foot setbacks from the property line and 3 of the 4 gates are less than 18 feet from the property line. The 2 exit driveways will not create a traffic hazard for Glen Avenue and Boulder Highway, but the 2 driveways with ingress and egress access will not provide enough queuing at Boulder Highway or Glen Avenue. Therefore, staff cannot support this request.

#### Waiver of Development Standards #6

The proposed 8 foot high wrought iron fence will be located in the front yards between the building and streets. The security requirements for this use are legitimate, but there is enough property to accommodate setbacks. Therefore, staff cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The existing building and footprint are consistent with the previous office uses. The building itself and the footprint of the existing structure is not being changed, but the lack of improvements related to the waiver requests will not meet the intent of

the Master Plan Policy 1.4.1 for enhanced neighborhood improvements, and increased tree canopy. A total of 19 trees are not being planted with the proposed landscape plan and design of the parking lot. Since staff cannot support waiver requests, staff is unable to support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Access gates are to remain open during business hours.

**Fire Prevention Bureau**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JOHN CHAPMAN**

**CONTACT: JOHN CHAPMAN, NADEL ARCHITECTURE, 175 WARM SPRINGS ROAD,  
LAS VEGAS, NV 89119**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-102-005

PROPERTY ADDRESS/ CROSS STREETS: 3511 Boulder Highway, Las Vegas, NV 89121

### DETAILED SUMMARY PROJECT DESCRIPTION

Application for waiver of development standards with respect to landscaping, parking, gate setbacks, and trash/mechanical equipment screening, to install new 8-ft wrought iron security fencing and automatic gates.

### PROPERTY OWNER INFORMATION

NAME: Wells Fargo Bank, N.A.  
 ADDRESS: 3511 Boulder Highway  
 CITY: Las Vegas STATE: NV ZIP CODE: 89121  
 TELEPHONE: 602-763-9607 CELL \_\_\_\_\_ EMAIL: gaye.l.butcher@wellsfargo.com

### APPLICANT INFORMATION (must match online record)

NAME: Wells Fargo Bank, N.A.  
 ADDRESS: 2829 Townsgate Road  
 CITY: Westlake Village STATE: CA ZIP CODE: 91361 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 805-823-3654 CELL \_\_\_\_\_ EMAIL: david.frederickson@wellsfargo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Nadel Nevada Inc (John Chapman)  
 ADDRESS: 175 E Warm Springs Rd, Suite 100  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-405-4992 CELL \_\_\_\_\_ EMAIL: jchapman@nadelarc.com

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

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

  
 Property Owner (Signature)\*

David Frederickson  
 Property Owner (Print)

9/27/24  
 Date

#### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0562

ACCEPTED BY RL

PC MEETING DATE -

DATE 10-9-24

BCC MEETING DATE 12-4-24

FEES \$1300.00

TAB/CAC LOCATION SUNRISE MANOR DATE 11-14-24



Corporate Properties  
2829 Townsgate Rd., 2<sup>nd</sup> Floor  
Westlake Village, CA 91361  
MAC 2359-020

October 4, 2024

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

RE: APN 161-07-102-005; Justification Letter – Application for Waiver of Development Standards needed to install security fence and automatic gates.

To Whom It May Concern,

We respectfully submit the attached application package for waiver of development standards and design review for the property located at 3511 Boulder Highway (APN 161-07-102-005) (“Property”). The Property has an area of approximately 2.5 acres and includes a 41,977 square foot office building with an existing financial services use. This application is submitted concurrently with a request to rezone the Property from the RS20 district and the now-defunct H-2 zoning district, to the new CG zoning district.

The purpose of this request is to allow Wells Fargo to construct an 8’ security fence around the perimeter of the Property. The operation in this building is similar to Wells Fargo’s retail banking branches but serves only large businesses, not individuals. The Property is used to receive deposits and send out change orders to large businesses. All of the transactions are handled through couriers, which make rounds to other businesses, necessitating the truck bay for van/truck for transaction processing. The bay only has roll up doors located at the south façade of the building as ingress/egress.

Due to the existing condition of the site which create hardships for the applicant to meet all requirements under the current Unified Development Code (“UDC”), the applicant here in respectfully request Waivers of Development Standards as below:

- Reduce parking spaces to 99 where 104 are required. UDC § 30.04.04(D)(1).
- Reduce street landscape strip on Boulder Highway to 4 feet where 15 feet is required, and waive requirement to provide large trees along street frontage. UDC § 30.04.01(D)(7). The drive aisle at the front of the building is proposed to be 29’-4” and cannot be reduced because this aisle would be used for truck/van turn for truck bay. The request to waive the requirement to provide large trees at this landscape strip is sought because the trees would be located inside of the proposed property fence, and due to security concerns for a banking secured facility, such large trees would hinder security camera vision which creates hardships for visibility check.
  - o Proposed landscape design includes preservation of an existing tree at the building entrance.

WS-24-0562  
PLANNER COPY



Corporate Properties  
2829 Townsgate Rd., 2<sup>nd</sup> Floor  
Westlake Village, CA 91361  
MAC 2359-020

- Waiver of parking lot landscape requirement at the north side of the Property. UDC § 30.04.01(D)(8).
- Reduce gate setbacks to less than 50 feet (UDC § 30.04.03(E)(2)-(3)) as set forth below:
  - o Southeast gate – ingress/egress: reduce to 6 feet setback from property line and 31 feet and 8 inches from Boulder Highway.
  - o Southwest gate – egress only: no relief needed as the proposed gate will be setback 28 feet and 7 inches from Boulder Highway. (UDC § 30.04.03(E)(2)(ii)).
  - o Northwest gate – ingress/egress: reduce to 20 feet setback from property line.
  - o Northeast gate – egress only: reduce to 8 feet and 6-inch setback from property line.
- Waiver from the requirement to provide 4 bicycle parking spaces. UDC § 30.04.04(J).
- Waiver for 8-foot-tall decorative fence within front setback along Boulder Highway where 3 feet is the maximum height per UDC § 30.04.03 B.1.i (b).

The applicant is proposing the addition of an 8-foot-high wrought iron fence located on the Property, and a reduction in parking to 103 spaces, including 4 accessible spaces. This design has removed existing parking spaces to the south of the building in order to add automatic sliding gates and swinging gate for security purposes. We do not intend to make any changes with respect to trash or mechanical equipment, which is already enclosed behind a chain link fence, but not screened from view. As such, waivers are sought from those development standards.

We anticipate that this location will have 45 full-time employees and will not be open to the general public. As such, the parking spaces provided will be more than sufficient. The building is a secured office building, with some of our employees working a night shift to support the business.

The requests to deviate from the ordinary standards for the fencing, gate, and landscaping are proposed to ensure the safety and security of our employees and the building. This area is experiencing a large vagrant population, and businesses have routinely used the Property as a pass through or a parking lot. These conditions are unsafe, and this application will solve those issues.

Pursuant to UDC § 30.06.06(F)(2)(ii)(a)(1), the proposed waiver of development standards is required to comply with the following standards of approval, which are each addressed in turn:

(i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The adjacent uses are car dealerships and industrial uses. Deviating from the ordinary standards will allow for the necessary security for Wells Fargo without substantially affecting any neighboring property.

(ii) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;



Corporate Properties  
2829 Townsgate Rd., 2<sup>nd</sup> Floor  
Westlake Village, CA 91361  
MAC 2359-020

The requested deviations from the development standards are primarily intended to allow a security fence to be installed surrounding the property. No aspects of the proposal will cause any detriment to public health or safety.

(iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

The Property is located in the Corridor Mixed-Use (CM) Planned Land Use area. The CM designation calls primarily for land uses to include a “[m]ix of retail, restaurants, offices, service commercial, entertainment, and other professional services”. The proposed use is a professional service that could not exist on the site without the addition of security fencing. The requested deviations are consistent with the overall Master Plan and will not have any negative impact on surrounding uses. With respect to the UDC, the Property is being simultaneous rezoned from the RS20 and the now defunct H-2 zoning district, to the CG district, which is a conforming zoning district under the Master Plan. Except for the requested deviations, the Property will meet all other standards under the UDC. As such, the proposal is in harmony with the general purpose, goals, objectives, and standards of the Master Plan and the UDC.

(iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The proposal is not anticipated to require any additional services or create any undue burden on any public improvements, facilities or services.

\* \* \*

In summary, the proposed project is in conformance with the proposed CG zoning district and can meet all applicable Clark County development standards, with the approval of the waiver of development standards. Furthermore, the proposed project will improve the security for the area as well as enhance streetscape.

Thank you,

A handwritten signature in black ink, appearing to read "David Frederickson", with a long horizontal line extending to the right.

David Frederickson  
Executive Director  
[David.Frederickson@wellsfargo.com](mailto:David.Frederickson@wellsfargo.com)