



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 16, 2023

6:30pm

AGENDA

Note:

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

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

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

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covington@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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 November 2, 2023. (For possible action)
- IV. Approval of the Agenda for November 16, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

VI. Planning and Zoning

12/05/23 PC

- 1. **UC-23-0711-MATTHEW1720, LLC:**
USE PERMIT for a vehicle repair (automobile) facility in an APZ-2 Overlay District within an existing office/warehouse complex on a 1.4 acre portion of a 10.5 acre site in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/md/syp (For possible action) **12/05/23 PC**
- 2. **WS-23-0710-CHURCH FOURSQUARE GOSPEL INTL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** eliminate landscaping adjacent to a less intensive use; and **3)** reduce height/setback ratio.
DESIGN REVIEW for an addition to an existing place of worship on 1.3 acres in an R-1 (Single Family Residential) Zone and C-P (Office and Professional) Zone. Generally located on the west side of Nellis Boulevard and the north side of Cleveland Avenue within Sunrise Manor. TS/bb/syp (For possible action) **12/05/23 PC**

VII. General Business: None

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

IX. Next Meeting Date: November 30, 2023.

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

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KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

November 2, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan –Member-EXCUSED
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member- PRESENT Tyler De Lorenzo-Planner

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: Beatriz Martinez

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

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

II. Public Comment: None

III. Approval of the September 14, 2023 Minutes

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

IV. Approval of Agenda for November 2, 2023

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

V. Informational Items: Kody Stover informed the board & neighbors that RTC has a survey online Requesting information about problem traffic areas.

VI. Planning & Zoning

11/07/23 PC

1. **AR-23-400132 (UC-23-0137) -KG REAL ESTATE, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** waive the separation from a vehicle maintenance facility (automobile and smog check) to a residential use; **2)** waive the separation from a vehicle repair facility to a residential use; **3)** waive the separation from a tire sales and installation facility to a residential use; and **4)** permit overhead doors to face a public street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping; **2)** reduced parking and loading areas; **3)** waive design and layout of parking; **4)** waive trash enclosure; and **5)** waive setback from the street.

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KEVIN SCHILLER, County Manager

DESIGN REVIEW for a vehicle maintenance (automobile and smog check) and vehicle repair facility with tire sales and installation on 1.2 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the south side of Las Vegas Boulevard North, 500 feet east of Pecos Road within Sunrise Manor. WM/dd/syp (For possible action)11/07/23 PC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

2. **UC-23-0456-BELLO STEPHEN MICHAEL:**

HOLDOVER USE PERMITS for the following: 1) allow recreational vehicle repair (conversions) as a principal use; and 2) reduce the separation from a recreational vehicle repair facility to a residential use in conjunction with an existing office/warehouse and retail complex on a portion of 7.7 acres in an M-D (Designed Manufacturing) (AE-70 & AE-75) Zone. Generally located on the west side of Lamb Boulevard and the south side of Alto Avenue within Sunrise Manor. WM/hw/syp (For possible action)11/07/23 PC

Moved by: Mr. Barbeau

Action: Denied per staff recommendations

Vote: 4-0/unanimous

3. **UC-23-0605-FIERRO-MANRIQUEZ MARTIN R:**

AMENDED USE PERMIT to allow an accessory structure not architecturally compatible with the principal residence. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce access gate setback (previously not notified); and 3) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the east side of Walnut Road, approximately 130 feet north of Gowan Road within Sunrise Manor. WM/jad/syp (For possible action)11/07/23 PC

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 4-0/unanimous

4. **UC-23-0627-JUAREZ ERIK SALGADO:**

USE PERMITS for the following: 1) allow an accessory structure (shade structure with restrooms) larger than one half the footprint of the existing principal dwelling; and 2) allow a detached accessory structure not architecturally compatible with the principal structure on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Beesley Drive and the south side of Stewart Avenue within Sunrise Manor. TS/lm/syp (For possible action)11/07/23 PC

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

5. **UC-23-0641-LTG LLC:**

USE PERMITS for the following: 1) tire sales and installation facility in an APZ-1 Overlay District; 2) vehicle maintenance (smog check) facility in an APZ-1 Overlay District; 3) reduce the setback for a tire sales and installation facility to a residential use; 4) reduce the separation for a vehicle maintenance (smog check) facility to a residential use; 5) allow overhead and service bay doors to face a public right-of-way; 6) allow outside storage to be visible from the public right-of-way and a less intensive use; 7) allow outside storage in front of the building; 8) allow accessory structures (storage containers) not architecturally compatible with the principal building; and 9) allow alternative design standards. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) street landscaping; 2) reduce parking lot landscaping; 3) landscaping adjacent to a less intensive use; 4) reduce setbacks; 5) mechanical equipment screening; 6) reduce drive aisle width; 7) allow modified driveway design standards; 8) allow modified street standards; and 9) off-site improvements (curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) tire sales and installation facility; 2) vehicle maintenance (smog check) facility; 3) accessory structures (storage containers); and 4) accessory outside storage on 0.8 acres in an M-D (Designed Manufacturing) (APZ-1 & AE-80) Zone. Generally located on the east side of Nellis Boulevard and the south side of Cheyenne Avenue within Sunrise Manor. MK/md/syp (For possible action)11/07/23 PC

Moved by: Mr. Thomas

Action: Denied per staff recommendations

Vote: 4-0/unanimous

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KEVIN SCHILLER, County Manager

11/21/23 PC

6. **PA-23-700031-AVALON PARTNERSHIP GROUP, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Business Employment (BE) on 5.8 acres. Generally located 30 feet north of Las Vegas Boulevard North and 380 feet west of Lamont Street within Sunrise Manor. MK/mc (For possible action)11/21/23 PC
Moved by: Mr. Barbeau
Action: Adopted per staff recommendations
Vote: 4-0/unanimous

7. **PA-23-700033-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 4.8 acres. Generally located on the north side of Happy Valley Avenue, 300 feet west of Aloha Avenue within Sunrise Manor. TS/rk (For possible action)11/21/23PC
Moved by: Mr. Barbeau
Action: Denied
Vote: 2-2/Does Not Carry

8. **ZC-23-0677-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVER(S) OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow reduced street landscaping and attached sidewalk.
DESIGN REVIEWS for the following: 1) single-family residential development; and 2) finished grade. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor (description on file). TS/rr/syp (For possible action) 11/21/23PC
Moved by: Mr. Thomas
Action: Denied
Vote: 2-2/Does Not Carry

9. **TM-23-500137-LAMPH MATTHEW K & PALADINO BERNARD & MARY BETH:**
TENTATIVE MAP consisting of 24 residential lots and 2 common lots on 4.8 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Happy Valley Avenue, approximately 300 feet west of Aloha Avenue within Sunrise Manor. TS/rr/syp (For possible action) 11/21/23PC
Moved by: Mr. Thomas
Action: Denied
Vote:2-2/Does Not Carry

10. **PA-23-700035-MAXIM ROSE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 2.3 acres. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/gc (For possible action) 11/21/23PC
Moved by: Ms. Cosgrove
Action: Denied per staff recommendations
Vote: 4-0/unanimous

11. **ZC-23-0680-MAXIM ROSE LLC:**
ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) an attached (townhouse) planned unit development (PUD); and 2) reduce the building setback from project perimeters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setback; and 3) allow modified driveway design standards.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action) 11/21/23PC
Moved by: Ms. Cosgrove
Action: Denied per staff recommendations
Vote: 4-0/unanimous

12. **TM-23-500139-MAXIM ROSE LLC:**
TENTATIVE MAP consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action) **11/21/23PC**
Moved by: Ms. Cosgrove
Action: Denied per staff recommendations
Vote: 4-0/unanimous

11/21/23 BCC

13. **UC-23-0660-TOPACHIKYAN VERONICA:**
USE PERMIT for proposed vehicle sales in conjunction with an existing vehicle dismantling yard on 2.0 acres in an M-2 (Industrial) Zone. Generally located on the north side of Smiley Road, 210 feet east of Novak Street within Sunrise Manor. MK/lm/syp (For possible action) **11/21/23 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/unanimous

14. **UC-23-0675-KCP CONCRETE PUMPS:**
USE PERMIT to allow commercial vehicle sales and repair (semi-trucks) in an APZ-2 Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a proposed commercial vehicle sales and repair and construction equipment sales and service facility on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/lm/syp (For possible action) **11/21/23 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/unanimous

- VII. General Business: The board appointed Ms. Cosgrove as the representative & Ms. Jordan as the Alternate for CDAC 2023/2024 term.
- VIII. Public Comment: Mr. Barbeau handed out an article "How one state almost solved homelessness" to share because Nevada has a big problem with homeless.
- IX. Next Meeting Date: The next regular meeting will be November 16, 2023
- X. Adjournment
The meeting was adjourned at 8:19 pm

12/05/23 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

JUDSON AVE/MARION DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0711-MATTHEW1720, LLC:

USE PERMIT for a vehicle repair (automobile) facility in an APZ-2 Overlay District within an existing office/warehouse complex on a 1.4 acre portion of a 10.5 acre site in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-117-003 through 140-20-117-005; 140-20-117-007; 140-20-117-008; 140-20-117-010 through 140-20-117-014 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2255 Marion Drive
- Site Acreage: 1.4 (portion)/10.5 (overall site)
- Project Type: Vehicle repair (automobile) facility
- Number of Stories: 2
- Building Height (feet): 22
- Square Feet: 2,500 (tenant space)/50,000 (overall office/warehouse building)
- Parking Required/Provided: 351/456

Site Plans

The plans depict an existing office/warehouse complex consisting of 4 buildings located on a 10.5 acre site at the northwest corner of Judson Avenue and Marion Drive. The subject building is located on the east portion of the site with the following setbacks: 1) 82 feet from the east property line along Marion Drive; 2) 234.5 feet from the north property line; 3) 270 feet from the west property line; and 4) 235 feet from south property line adjacent to Judson Avenue. Access to the site is granted via 3 existing commercial driveways, 1 driveway along Judson Avenue and 2 driveways (1 in the northern portion of the site and another in the southern portion of the site)

along Marion Drive. The office/warehouse development, including the vehicle repair facility, requires 351 parking spaces where 456 parking spaces are provided.

Landscaping

All site and street landscaping exists and no additional landscaping is proposed or required. Landscape areas measuring 15 feet in width are located behind existing, 5 foot wide attached sidewalks adjacent to Judson Avenue and Marion Drive. The street landscape areas contain trees, shrubs, and groundcover. Landscape island fingers are randomly dispersed throughout the development.

Elevations

The elevations (photographs) depict a 22 foot tall tilt-up office/warehouse building primarily constructed with stucco and vertical metal paneling. The building is 2 stories with the roofline and first story line accentuated by a straight cornice feature. The outside of the building consists of varying shades of gray. Typical commercial windows are provided on the east elevation on both floors. Access to the suite is provided by a pedestrian door on the east side of the building and a single, overhead roll-up door measuring 19 feet in height on the west side of the building.

Floor Plans

The plans depict a vehicle repair facility measuring 2,500 square feet in area consisting of a warehouse/shop, office, and restroom facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states no proposed changes to landscaping, parking, nor building are required or needed with this application. There is ample area for parking of customer vehicles for any vehicle needing repair. The applicant indicates this location is rich with automotive businesses, and will add their expertise to the existing business suites.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0322	Retail sales, vehicle maintenance, and vehicle repair	Approved by PC	August 2023
UC-18-0458	Fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Vehicle paint/body shop, vehicle repair, and reduce residential separation	Approved by PC	July 2015
UC-0057-09	Auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0730-08	Banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008
UC-0212-07	Minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003
WT-1845-99	Modify cross gutter standards	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Reclassified the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & R-E	Open storage & single family residential
South	Business Employment	M-D & R-T	Mobile home park, office/warehouse, & undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents from arriving/departing aircraft. Special use permits are required in the APZ-1 and APZ- 2 Overlay Districts to evaluate any impacts or interference the proposed uses may have on the operations of Nellis Air Force Base (NAFB). The use permit applications are to ensure compatibility between various land uses and NAFB. According to Title 30, vehicle repair facilities may be appropriate in the APZ-1 and APZ-2 Overlay Districts based on various factors including labor intensity, height of the structures, structural coverage, explosive characteristics, air pollution, size of establishments, density of people, and peak period concentrations (including customers/visitors). Staff finds the proposed use does not conflict with the APZ-2 Overlay District when considering factors such as labor intensity, density of people, and peak period concentrations (including customers/visitors). For the purposes of the APZ-2 Overlay District, the repair facility should not have a negative impact on NAFB operations. The repair facility is compatible with the existing uses within the office/warehouse complex, which include vehicle maintenance, repair, and light manufacturing. Furthermore, the vehicle repair facility complies with the following goals and policies from the Master Plan: 1) Policy 5.3.1 encourages compatible development around military installations; and 2) Policy 5.5.3, encourages the expansion of small businesses in Clark County; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KS AUTO BODY LLC

CONTACT: KS AUTOBODY, 2255 MARION DR, #13, LAS VEGAS, NV 89115

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0711</u> DATE FILED: <u>10/11/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>11/16/2023</u> PC MEETING DATE: <u>12/5/2023</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>1 VSMBAWA LLC</u> ADDRESS: <u>c/o Community Vision Inc. 6440 Sky Pointe Dr. #140-104</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-430-8109</u> CELL: <u>702-460-4440</u> E-MAIL: <u>stacy.blattner@communityvision.com</u>
	APPLICANT NAME: <u>KS Auto Body LLC (Scott Friedman and Kyle Renedo)</u> ADDRESS: <u>2255 Marion Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>847-421-2815</u> CELL: <u>same</u> E-MAIL: <u>Admin@KSAutobodylv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>KS Auto Body LLC (Scott Friedman and Kyle Renedo)</u> ADDRESS: <u>2255 Marion Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>847-421-2815</u> CELL: <u>same</u> E-MAIL: <u>Admin@KSAutobodylv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-20-117-013, 140-20-117-003, 140-20-117-004, 140-20-117-014, 140-20-117-008, 140-20-117-007, 140-20-117-012, 140-20-117-005, 140-20-117-011, and 140-20-117-010

PROPERTY ADDRESS and/or CROSS STREETS: 2255 Marion Dr. Las Vegas, NV 89115

PROJECT DESCRIPTION: Vehicle Repair

(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.

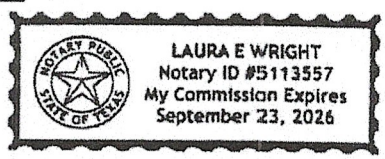
Alan Schnur
 Property Owner (Signature)*

Alan Schnur
 Property Owner (Print)

STATE OF TEXAS
 COUNTY OF MARICOPA

SUBSCRIBED AND SWORN BEFORE ME ON 25th August, 2023 (DATE)

By ALAN SCHNUR
 NOTARY PUBLIC: Laura E. Wright



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

KS Auto Body LLC

2255 Marion St. Suite #13
Las Vegas, NV 89115
(847) 421-2815
admin@ksautobodylv.com

14th August 2023

**PLANNER
COPY**

Scott Friedman

2255 Marion St. Suite #13
Las Vegas, NV 89115

Dear Clark County Department of Comprehensive Planning,

We are requesting a Special Use Permit to conduct the business of a small Automotive Repair Shop at the location above. This parcel is located on an M-D zoning. It is also located in an AE-65 and APZ-2 overlay. Because of the APZ-2 overlay, a special use permit is required. There are other special use permits approved for vehicle repair and vehicle maintenance including UC-06-1633, UC-07-2012, and UC-~~32~~³³-0322. However, these applications did not include our suite #13. As a result, we are submitting a special use permit for our business. No proposed changes to landscaping, parking, nor building are required or needed. With ample area for parking of customer vehicles, we will be able to help any vehicle needing repair. Suite #13 is located on parcel number 140-20-117-005. However, we also included parcels 140-20-117-003, 140-20-117-004, 140-20-117-007, 140-20-117-008, 140-20-117-010, 140-20-117-011, 140-20-117-012, 140-20-117-013, and 140-20-117-014 because of parking calculations.

The location is rich with Automotive businesses, and we will be adding our expertise into the existing business suites. We love to help the local community with any vehicular repairs, and we strive to provide the best service possible.

Sincerely,

KS Auto Body LLC

Scott Friedman

Kyle Renedo

12/05/23 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

NELLIS BLVD/CLEVELAND AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0710-CHURCH FOURSQUARE GOSPEL INTL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** eliminate landscaping adjacent to a less intensive use; and **3)** reduce height/setback ratio.

DESIGN REVIEW for an addition to an existing place of worship on 1.3 acres in an R-1 (Single Family Residential) Zone and C-P (Office and Professional) Zone.

Generally located on the west side of Nellis Boulevard and the north side of Cleveland Avenue within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-05-810-063; 161-05-810-113; 161-05-810-115; 161-05-810-116

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking space requirement to 2 spaces where 64 spaces are required Per Table 30.60-1 (a 100% reduction).
2. Waive landscaping adjacent to a less intensive use (residence to the south) where required per Table 30.64-2.
3. Reduce the height/setback ratio to 20 feet where 87 feet is required per Figure 30.56-10 (a 77% reduction).

DESIGN REVIEW:

New sanctuary building in conjunction with an existing place of worship.

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4959 Cleveland Avenue (new building)/4947 Cleveland Avenue (existing chapel and offices)/2323 Nellis Boulevard (parking lot)/2255 Nellis Boulevard (animal clinic)
- Site Acreage: 1.3

- Project Type: Place of worship
- Number of Stories: 1 (plus mezzanine in new sanctuary building)
- Building Height (feet): 35
- Square Feet: 2,422 (existing chapel/offices)/4,990 (new sanctuary building)
- Parking Required/Provided: 64/2

The main building of the place of worship had been located on APN 161-05-810-114, on the southwest corner of Nellis Boulevard and Cleveland Avenue. In 1989 an addition was constructed to the main building and an off-site parking lot (APN 161-05-810-113) across Cleveland Avenue to the north was added to the campus. In 1991, a use permit and variance (UC-0126-91 and VC-0227-91) were approved to convert the 2 residences for a place of worship use (chapel, office, and community center) on the 2 parcels to the west of the main building, on the south side of Cleveland Avenue (APN's 161-05-810-115 & 161-05-810-116). In 1998, a fire destroyed the main building on APN 161-05-810-114. A temporary structure was built in 1999, but removed a year later when a permanent building could not be built. A use permit (UC-0701-08) was approved to build a new main building for the place of worship in 2008, but due to the economy, construction never took place and the application expired. Another use permit (UC-0546-14) was approved to build a new main building for the place of worship in 2014, subject to 1 year to commence and review. An extension of time was never submitted and the application expired. In December 2015 the Planning Commission approved a use permit with waivers of development standards and a design review (UC-0733-15) to re-establish land use approvals for the converted residences, including future development for APN 161-05-810-114. This application is for an addition of a new sanctuary building on APN 161-05-810-115, which will replace the existing converted residence.

Site Plans

The plans show 2 previously converted residences used for the existing place of worship on the 2 westernmost parcels on the south side of Cleveland Avenue (APN's 161-05-810-115 & 161-05-810-116). The west building houses the current chapel and office space for the place of worship. The east building is used as a community center for the place of worship and is proposed to be replaced by a new 3,860 square foot sanctuary building with a 1,130 square foot mezzanine. The building is set back 20 feet from the rear property line, adjacent to residential development. A waiver is required to reduce the height/setback ratio from a single family residential use. The undeveloped parcel to the east of the 2 existing buildings (APN 161-05-810-114), which originally included the main building of the place of worship, was sold and is being developed as a restaurant. Access to the site is from ingress/egress points off Cleveland Avenue. There was no trash enclosure on the site, but a new trash enclosure is shown at the northeast corner of parcel 161-05-810-115. A mobile dumpster was kept on the undeveloped parcel to the east of the buildings and is no longer available. Two accessible parking spaces are provided on-site where a minimum of 64 spaces are required. However, 52 approved off-site parking spaces are provided on the parcel to the north across Cleveland Avenue (APN 161-05-810-113) which is owned by the owners of the place of worship. There will be 25 additional parking spaces available through a shared parking agreement with the owner of the veterinarian clinic to the north, with 10 spaces available at peak weekend hours. This brings the total number of parking spaces to 64 spaces (52 off-site + 2 on-site + 10 shared spaces).

Landscaping

Existing 6 foot wide landscape areas are provided along Cleveland Avenue and Nellis Boulevard for the off-site parking lot parcel on the north side of Cleveland Avenue. The existing landscape palette consists of Evergreen Pear, Mondel Pine, and Southern Live Oak trees, with Centennial Desert Broom, Red Yucca, and Sea Green Juniper shrubs. The applicant is required to maintain plants in the existing landscape areas. No significant changes are proposed to the existing landscaping on the parcels with the existing place of worship buildings. The development of the new building requires landscaping per Figure 30.64-11 along the south property line and is the subject of a waiver request.

Elevations

The existing plans depict an existing 1 story building used as a place of worship with pitched roof constructed of stucco, slate tile, and composite shingle roofing. The new building is 35 feet high and will include textured siding, concrete, stucco, and painted accent awnings, with a flat roof behind parapet walls. A decorative glass roll-up door is located on the southwest corner of the new building facing west. The entrance door and 6 windows are shown on the northern elevation, with a decorative element including a cross. The southern elevation does not have any architectural enhancement, with no windows and only a pedestrian door.

Floor Plans

The original plans show 2 existing buildings used for the place of worship. The west building is 2,422 square feet and consists of a chapel, offices, overflow room, nursery, and restrooms. The east building is 1,694 square feet and is used as a community center for the place of worship. The east building will be replaced with the 4,990 square foot (total area) new building, including a 3,860 square foot sanctuary (footprint) and a 1,130 square foot mezzanine. The floor plans depict 151 sanctuary seats on the ground floor and 56 seats on the mezzanine level. The lobby, offices, restrooms, and stage area make up the remaining area of the building.

Signage

Signage is not a part of this request. Approval of future land use applications may be required for signage.

Applicant's Justification

The original application, UC-0733-15, was approved by the Planning Commission in December 2015 subject to conditions. One of the conditions was for the applicant to commence and review as a public hearing within 1 year. The applicant submitted an application for review in 2016, which was approved by the Planning Commission with a condition to submit another application for review in 2 years as a public hearing. As of October 2017, Grapevine has stopped its food pantry, soup kitchen and homeless services at this location and has no plans to re-establish those services. The condition for application for review was removed and the only service provided on-site is a place of worship. The new building will add 2,166 square feet of building footprint and 3,296 square feet of total floor space area to the site. Two accessible parking spaces will be added in front of the existing building and new building with access from existing driveways along Cleveland Avenue. The owner of the veterinary clinic at 2255 Nellis Boulevard, north of the approved off-site parking, has agreed to allow the place of worship to access the clinic's existing parking during the weekend when not in use by the clinic.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400255 (UC-0733-15)	Second application for review for a place of worship; removed accessory food bank and kitchen, with waivers for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements; and a design review for place of worship	Approved by PC	February 2019
AR-400177-16 (UC-0733-15)	First application for review for a place of worship with accessory food bank and food kitchen with waivers for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements; and a design review for place of worship	Approved by PC	February 2017
UC-0733-15	Place of worship with accessory food bank and food kitchen with waivers for reduced on-site parking, required landscaping, allowed access to local street and trash enclosures requirements; and a design review for place of worship	Approved by PC	December 2015
UC-0546-14	Place of worship, increased building height and reduced setbacks, waived standards for on-site parking, required landscaping and allow for access to residential street, with a design review for place of worship - expired	Approved by PC	September 2014
UC-0701-08	Place of worship and increased building height, waived standards for on-site parking, required landscaping and allowed for access to residential street with a design review for place of worship - expired	Approved by PC	October 2008
VC-1164-99	Permit a temporary structure, reduced parking and increased building height, subject to 1 year as a temporary use on the property expired	Approved by BCC	November 1999
VC-841-96	Permit a water vending kiosk within off-site parking lot	Denied by PC	April 1996
UC-126-91 & VC-227-91 (ET-170-92)	First extension of time to commence the conversion of 2 existing residences for place of worship activities and a variance to reduce parking subject to 2 additional years	Approved by PC	June 1992

Prior Land Use Requests

Application Number	Request	Action	Date
UC-126-91 & VC-227-91	Use permit to convert 2 existing residences for place of worship activities and variance for reduce parking, approved with 2 year review - expired	Approved by PC	May 1991
VC-250-89	Variance to reduce on-site parking to construct an addition to an existing place of worship and off-site parking lot	Approved by PC	May 1989
UC-305-83 & VC-497-83	Place of worship and variance to waive paved parking requirements; 5 years for review - expired	Approved by BCC (variance denied)	January 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1 (RNP-III)	Office & single family residential
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
East	Corridor Mixed Use	C-2	Shopping Center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP III)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

The proposed replacement of the eastern building will provide additional space for the use with additional parking provided by agreement with the neighboring animal clinic. The existing place of worship will include 2 accessible on-site parking spaces (one on each parcel). The use of the existing buildings (previously single family homes) was intended to be a temporary solution to the loss of the original place of worship due to fire. The additional square foot area of the

proposed new building will require the additional parking and increase the intensity of use, including pedestrian access.

Waiver of Development Standards #1

With only 2 accessible spaces provided on site, the remaining parking spaces are provided at the off-site parking lot and adjacent shared parking with the veterinary clinic. This site has operated for a number of years using off-site parking with no recent complaints about the pedestrian or vehicle parking situation. However, the construction of a new larger commercial designed building on a residential parcel that is unable to meet code standards for increased on-site parking could be problematic. A sale of the parking lot land and/or loss of the shared parking agreement would leave this property with a nearly complete lack of parking. Staff cannot support the waiver for parking.

Waivers of Development Standards #2 and #3

Staff does not support waiving the landscaping adjacent to the residential development to the south. The proposed building is larger than the existing building, which is a converted residence. A buffer and/or setback is necessary to mitigate the size of the building. If an intense landscape buffer was provided, the 20 foot setback would suffice. But with no landscaping, staff does not support these requests.

Design Review

The construction of the new sanctuary will replace the existing single family residential building that is more compatible with the surrounding area and potentially useable as a single family home in the event the place of worship ceases operation or relocates. The new larger building is not able to be supported with on-site parking if the off-site parking ceases due to a sale. The new building adds a second story and additional bulk to the site that was not previously existing on this lot, and backs up to an existing single family use. The southern elevation shows no windows and only a single pedestrian door for access, but with greater mass and height than the existing building. The building is not in character with the neighborhood. In addition, while it is an improvement, the trash enclosure is provided, but the trash pick-up may cause interruption on Cleveland Avenue as the gate opens toward the right-of-way, and there is no room for the truck to maneuver on the site to pick up the trash.

Staff supports the continued operation of the existing place of worship in the 2 existing buildings. The proposed expansion and increased size of the new building is problematic. Staff cannot support the design review. If the application is approved, staff believes the applicant can enhance the landscaping on the northern side of Cleveland Avenue, as it appears that the landscaping has diminished within the past few years.

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:

- Plant 4 medium size recommended (SNRPC plant list) Evergreen trees adjacent to the south property line of parcel 161-05-810-115;
- Restore landscaping adjacent to Cleveland Avenue to original condition;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RON WILSON

CONTACT: TRANSFORMATION CHURCH, 4959 E. CLEVELAND AVE., LAS VEGAS, NV 89104



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

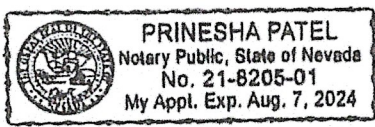
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC/WS/DR-23-0710</u> DATE FILED: <u>10-11-2023</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>11-16-2023</u> PC MEETING DATE: <u>12-5-2023</u> BCC MEETING DATE: _____ FEE: <u>\$1,825.00</u>
	PROPERTY OWNER NAME: <u>International Church of the Foursquare Gospel</u> ADDRESS: <u>1132 Glendale Blvd</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90026</u> TELEPHONE: <u>213-989-4234</u> CELL: _____ E-MAIL: <u>contact@foursquare.org</u>
	APPLICANT NAME: <u>Las Vegas 2 (DBA; Transformation Church)</u> ADDRESS: <u>4947 E. Cleveland Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-431-8463</u> CELL: _____ E-MAIL: <u>info@tclv.church</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Ron Wilson</u> ADDRESS: <u>6567 Strawberry Cream Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: _____ CELL: <u>805-625-1499</u> E-MAIL: <u>gods5r8@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-05-810-115, 116 and 113 and 063
 PROPERTY ADDRESS and/or CROSS STREETS: 4959 E. Cleveland Ave. Las Vegas, NV 89104
 PROJECT DESCRIPTION: Current church facility

(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.

Ron Wilson
 Property Owner (Signature)*
Ron Wilson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 21 July 2023 (DATE)
 By RONALD DEAN WILSON
 NOTARY PUBLIC: PRINISHA PATEL



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

APR-23-100791

Transformation Church
4959 E. Cleveland Ave
Las Vegas, NV 89104
info@tclv.church
702-431-8463

PLANNER
COPY

July 25, 2023

Clark County Planning and Zoning Department
500 S Grand Central Pkwy Ste 1,
Las Vegas, NV 89155

Subject: Justification Letter for Church Building Program (Permit #23-100791)

Dear Clark County Planning and Zoning Department,

I am writing this letter to present a strong justification for our church's building program (APR#23-100791), located at 4959 E. Cleveland Ave. Las Vegas, NV 89104 (APN: 161-05-810-115), which aims to expand our facilities to better serve our congregation and the community we are privileged to be a part of. We believe that this proposed project aligns with the vision and goals of our church, and it will have a positive impact on the spiritual, social, and community aspects of our area.

1. **Growing Congregation:** Transformation Church (formerly; Grapevine Fellowship) has been in continuous operation on this sight since 1985 and lost our main facility to a fire nearly 25 years ago. Over the past few years, our church has experienced significant growth. As a result, our current facilities have become increasingly inadequate to accommodate the needs of our community. As well as given the age of the current building, it makes more sense to rebuild than to repair. The proposed building program will provide additional space for worship, educational activities, and fellowship, allowing us to better serve our members and our community to meet the increasing demand for our services.
2. **Enhanced Community Outreach:** Our church is committed to making a positive difference in the lives of individuals and families within Sunrise Manor, Clark County. The expansion of our facilities will enable us to increase outreach programs, such as counseling services, youth programs, and support groups. These initiatives aim to address the social and emotional needs of our community, fostering a sense of unity, compassion, and overall well-being.
3. **Economic Contribution:** The proposed building program will not only benefit our church community but also contribute to the local economy. The construction phase of the project will provide employment opportunities for local contractors, tradespeople, and suppliers. Additionally, as we expand our programs and services, we anticipate an increased need for staffing and foot traffic, which could positively impact the nearby businesses, restaurants, and service providers.

(702)431-8463 4947 E. Cleveland Ave. Las Vegas, NV 89104 www.tclv.church

Love God - Love People - Serve Both

4. Architectural Compatibility: We have met with Commissioner Tick Segerblom who is in favor of this project, and we are committed to working closely with the Clark County Planning and Zoning Department to ensure that the design and aesthetics of our new facilities align with the existing architectural character of the surrounding area. To quote Commissioner Segerblom, our church has been a "safe haven" in the East Valley but the current structure makes it difficult for those in need to find us. We understand the importance of maintaining the visual integrity of the neighborhood and will adhere to all necessary guidelines and regulations throughout the construction process.
5. Parking: Our current parking lot of 52 spaces is located directly across the residential street (Cleveland Ave). Located at 2323 S. Nellis Blvd (APN: 161-05-810-113). This has been our current parking situation for many years and is a safe, practical solution. At each service, ushers and greeters welcome our members and visitors to assistance crossing the street safely. Attached is an agreement with Animal House Veterinary Hospital located at 2255 S. Nellis Blvd. Las Vegas, NV 89104 (APN: 161-05-810-063) allowing us to use their 25 additional parking spots. The operating hours of the church and animal hospital do not conflict as shown by the attached parking analysis. The owner, Dr Gary Weddle as has also agreed to give the church, "First Right of Refusal" should he decide to sell in the future. We have also proposed 2 handicapped spaces available on the building site, bringing the total number of available parking spaces to 79 which is 100% of required spaces.

In conclusion, our proposed church building program is driven by a genuine desire to better serve our congregation, meet the needs of our community, and contribute positively to the local economy. We believe that the expansion of our facilities aligns with the long-term vision and goals of our church and it will have a profound and lasting impact on the spiritual and social fabric of our community.

We kindly request your favorable consideration of our proposal and look forward to working in partnership with the Clark County Planning Department, Sunrise Manor Town Board and the Clark County Planning Commission to ensure that our building program contributes positively to the growth and well-being of our community.

Thank you for your time and consideration. We trust that, with your support, we can bring this important project to fruition for the betterment of our congregation and the broader community.

Sincerely,

Ron Wilson, Senior Pastor
Transformation Church
4959 E. Cleveland Ave
Las Vegas, NV 89104

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(702)431-8463 4947 E. Cleveland Ave. Las Vegas, NV 89104 www.tclv.church

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