



# Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 14, 2022

6:30pm

## AGENDA

**Note:**

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

Board/Council Members: Alexandria Malone, Chairperson  
 Paul Thomas, Vice-Chair  
 Earl Barbeau, Member  
 Max Carter II Member  
 Harry Williams-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.covinton@clarkcountynv.gov](mailto:William.covinton@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 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 June 30, 2022. (For possible action)
- IV. Approval of the Agenda for July 14, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

07/19/22 PC

- 1. **UC-22-0325-CHURCH BAPTIST NEW PARADISE:**  
**USE PERMITS** for the following: **1)** place of worship; **2)** increase height; **3)** reduce setbacks; and **4)** reduce building separation.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce height/setback; **2)** permit access to a local street; **3)** reduced parking; **4)** landscaping and screening; and **5)** alternative driveway geometrics.  
**DESIGN REVIEW** for a place of worship on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Judson Avenue and Walnut Road within Sunrise Manor. WM/al/ja (For possible action)  
07/19/22 pc

07/20/22 BCC

- 2. **ET-22-400082 (ZC-19-0838)-CFT NV DEVELOPMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to permit access to local streets on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor. TS/bb/syp (For possible action) 07/20/22 BCC

08/03/22 BCC

- 3. **DR-22-0338-USA:**  
**DESIGN REVIEWS** for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone. Generally located on the northeast corner of Sahara Avenue and Hollywood Boulevard within Sunrise Manor. TS/jor/tk (For possible action) 08/03/22 BCC
- 4. **ET-22-400077 (UC-18-0276)-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative screening and buffering along Walnut Road; and **2)** allow access to a collector street that is master planned for single family residential uses.  
**DESIGN REVIEW** for Phase 1 of a 3 phase place of worship development on 3.3 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the north side of Owens Avenue and the east side of Walnut Road within Sunrise Manor. WM/hw/syp (For possible action) 08/03/22 BCC

5. **UC-22-0345-DPIF3 NV 14 HOLLYWOOD BLVD, LLC:**  
**USE PERMIT** to allow a distribution center.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** attached sidewalk; and **2)** alternative commercial driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** distribution center; **2)** finished grade; and **3)** alternative parking lot landscaping on 18.0 acres in an M-2 (Industrial) (AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the north side of Tropical Parkway within Sunrise Manor. MK/bb/syp (For possible action) **08/03/22 BCC**
6. **ZC-22-0330-ZEP INVESTMENT GROUP, INC.:**  
**ZONE CHANGE** to reclassify 1.4 acres from an R-2 (Medium Density Residential) Zone to an M-D (Designed Manufacturing) (AE-70) Zone for future industrial development. Generally located on the west side of Lincoln Road and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/nr/jo (For possible action) **08/03/22 BCC**

VII. General Business: None

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

IX. Next Meeting Date: July 28, 2022.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

June 30, 2022

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Max Carter- PRESENT Earl Barbeau – PRESENT	Paul Thomas – EXCUSED Harry Williams- PRESENT Planning- Brady Bernhart, Hunter White
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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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 June 30, 2022 Minutes

**Moved by: Mr. Carter**  
**Action: Approved**  
**Vote: 4-0**

IV. Approval of Agenda for June 30, 2022

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

V. Informational Items: None

VI. Planning & Zoning

07/19/22 PC

1. **UC-22-0325-CHURCH BAPTIST NEW PARADISE:**  
**USE PERMITS** for the following: 1) place of worship; 2) increase height; 3) reduce setbacks; and 4) reduce building separation.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce height/setback; 2) permit access to a local street; 3) reduced parking; 4) landscaping and screening; and 5) alternative driveway geometrics.  
**DESIGN REVIEW** for a place of worship on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Judson Avenue and Walnut Road within Sunrise Manor. WM/al/ja (For possible action)07/19/22 PC  
**Moved by: Mr. Carter**  
**Action: Hold**  
**Vote: 4-0/Unanimous**

2. **WS-22-0308-RED LEAF MANAGEMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce parking; and 3) reduce throat depth.  
**DESIGN REVIEW** for a multiple family residential building on 0.5 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Cedar Street, 430 feet east of Mojave Road within Sunrise Manor. TS/jt/tk (For possible action)07/19/22 PC  
**Moved by: Mr. Carter**  
**Action: Approved Waivers #2, 3 & Design Review/ Denied Waiver #1 per staff recommendations**  
**Vote: 4-0/Unanimous**

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 14, 2022

X. Adjournment  
The meeting was adjourned at 6:52pm

07/19/22 PC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

JUDSON AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0325-CHURCH BAPTIST NEW PARADISE:**

**USE PERMITS** for the following: 1) place of worship; 2) increase height; 3) reduce setbacks; and 4) reduce building separation.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce height/setback; 2) permit access to a local street; 3) reduced parking; 4) landscaping and screening; and 5) alternative driveway geometrics.

**DESIGN REVIEW** for a place of worship on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Judson Avenue and Walnut Road within Sunrise Manor. WM/al/ja (For possible action)

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RELATED INFORMATION:

**APN:**

140-19-204-004

**USE PERMITS:**

1. Permit a place of worship.
2. Increase the height of the building to 55 feet for a steeple where a maximum height of 35 feet is permitted per Table 30.40-1 (a 57.1% increase).
3. Reduce the front setback for a covered entry to 33 feet where a minimum of 40 feet is required per Table 30.40-1 (a 17.7% reduction).
4. Reduce building separation for 2 sheds to zero feet where a minimum of 6 feet is required per Table 30.40-1 (a 100% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the building height/setback from the south property line to 114 feet where a minimum of 165 feet is required per Figure 30.56-10 (a 30.9% reduction).
2. Permit access to Judson Avenue (a local street) were not permitted per Table 30.56-2.
3. Reduce parking to 56 spaces where 67 spaces are required per Table 30.60-1 (a 16.4% reduction).
4. a. Permit fences up to 6 feet in height within the required setbacks from streets for a place of worship (special use) where a maximum fence height of 3 feet is permitted per Section 30.64.020 (a 100% increase).

- b. Permit alternative landscaping along the south and west property lines adjacent to less intense uses where landscaping per Figure 30.64-11 is required.
  - c. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
  - d. Permit alternative landscaping along Judson Avenue (a local street) where landscaping per Figure 30.64-13 is required.
  - e. Permit alternative landscaping along Walnut Road (a collector street) where landscaping per Figure 30.64-17 with a detached sidewalk is required.
5.
    - a. Reduce driveway width to 29 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 9.4% reduction).
    - b. Reduce the driveway departure distance on Walnut Road to 34 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (an 82.1% reduction).
    - c. Reduce driveway throat depth to 20 feet where a minimum of 25 feet are required per Uniform Standard Drawing 222.1 (a 20% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2187 N. Walnut Road
- Site Acreage: 1.1
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 55 (top of steeple)/28 (top of roofline)
- Square Feet: 6,690 (place of worship)/320 (sheds)
- Parking Required/Provided: 67/56

Site Plans

There is an existing structure located on the northeastern portion of the site that was originally constructed as a single family residence in 1956. The request is to convert the existing residence into a place of worship, which will include building an addition on the west side of the structure. There have been prior requests to convert the existing structure into a place of worship which have expired. Parking will be located along the west and south sides of the building. The plans depict access to the site by 2 driveways, with 1 located on the southeast corner of the site from Walnut Road and the other on the northwest corner of the site from Judson Avenue. There is an existing block wall along the southern portion of the site that is located approximately 5 feet north of the southern property line. The waiver to reduce the building height/setback is necessary because this wall is not located along the property line, and per Figure 30.56-10 the height of the wall cannot be used to reduce the required setback. The building is set back 33 feet from the east (front) property line for an existing cover over the entrance to the building, which requires a use permit to reduce the setback for the proposed place of worship. The building is set back approximately 83 feet from the west (rear) and south (side) property lines, and 15 feet from

the north (side street) property line. The plans depict a 6 foot high decorative fence along the north and east property lines within the required setback from the street. The plans depict rolling gates at the entrances to the site that are set back 18 feet from the street and will be open during business hours. A trash enclosure is located on the southwestern portion of the site that will be set back a minimum of 50 feet from the adjacent single family residences. There are 2 sheds located on the southwest corner of the site that are set back a minimum of 5 feet from the side and rear property lines, but the required building separation is not provided between the structures.

#### Landscaping

The plan depicts a minimum 5 foot wide landscape buffer along the west property line consisting of African Sumac trees, a medium evergreen tree. There are existing single family residences, which are a less intense use to a place of worship, to the west of the site and Code requires the use of large evergreen trees adjacent to a less intense use. Additionally, trees are not being provided at the southwest corner of the site adjacent to the sheds. There is an existing block wall on the site located 5 feet from the south property line. To the north of this wall is a minimum 12 foot wide landscape area consisting of African Sumac trees, shrubs, and groundcover. There is an existing single family residence to the south of the site and the proposed landscape area does not comply with the requirement in Code for a landscape buffer to a less intense use. Walnut Road is a collector street and Code requires a minimum 15 foot wide landscape area with a detached sidewalk along the street with 2 off-set rows of trees. The plan is depicting an attached sidewalk along the street and a 6 foot high decorative fence set back a minimum of 5 feet from the property line. Inside the fenced area are trees, shrubs, and groundcover. Along Judson Avenue the plans depict a 6 foot high decorative fence along the property line with trees, shrubs, and groundcover located within the fenced area where an average 6 foot wide landscape area consisting of trees, shrubs, and groundcover and no fence is required along a street.

#### Elevations

The proposed place of worship is 1 story with a maximum height of 55 feet. The highest point of the building is the steeple. The ridge of the roofline of the building will be a maximum of 28 feet in height. The building will have a pitched roof with concrete tile roofing material and the exterior of the building will be stucco painted in earth tone colors.

#### Floor Plans

The existing building has an area of 1,979 square feet and the addition will have an area of 4,711 square feet for a total building area of 6,690 square feet. The building is divided into the main worship hall, a fellowship hall, Sunday school classrooms, offices, storage areas, and restrooms.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that there are other places of worship in the area, so the proposed use is consistent and compatible within the area. Due to the driveway throat depth requirements for the site access points, parking needs to be reduced to provide the throat depth. To mitigate the parking reduction, the facility will hold 2 separate services on Sundays and each service will



require parking for 25 to 35 vehicles so the proposed parking will be adequate for the site. The request to eliminate parking lot landscaping is needed in order to not further reduce parking by providing landscape areas within the parking lot. The driveway on Judson Avenue is necessary to provide ingress and egress to the site and prevent traffic congestion on Walnut Road. The alternative driveway geometrics are necessary to maximize parking and to accommodate existing site constraints with the size of the lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0355-14	Place of worship with waivers for landscaping and off-site improvements – expired	Approved by BCC	June 2014
DR-0069-08	Conversion of a single family residence into a place of worship – expired	Approved by PC	March 2008
UC-0613-07	Place of worship with waivers for landscaping and screening – expired	Approved by PC	July 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship with a private park/ballfields
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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.

Use Permit #1

The site is planned Ranch Estate Neighborhood, which per the Master Plan is primarily intended for single family residential development up to 2 dwelling units per acre. Supporting land uses that are appropriate in this category include neighborhood serving facilities which can include a place of worship. There are 3 other places of worship located in close proximity to this site. These include sites on the northeast and northwest corners of Judson Avenue and Walnut Road and the third is located on the northeast corner of Judson Avenue and Sandy Lane. Additionally, this has been approved twice in the past for a place of worship; however, these approvals expired because the use failed to commence. Given the close proximity of existing places of worship to

this site and the fact that this site has twice previously been approved for a place of worship, staff finds the proposed use to be consistent and compatible with the area and supports this use permit.

#### Use Permit #2

The majority of the building is 28 feet or less in height. Only the proposed steeple extends above 28 feet to a maximum height of 55 feet. The existing place of worship to the north has a steeple that is of similar height. The structure is located on the northeastern portion of the site at the farthest point from the adjacent single family residences. Given the location of the steeple on the site and that there is a similar structure in the area staff supports this use permit.

#### Use Permit #3

The request for the front setback reduction is to an existing covered entry located on the east side of the building. Aerial photographs of the site indicate that the covered entry was added to the building prior to the spring of 2016. BD15-23434 was submitted for the covered entry but this permit was voided/expired; therefore, it appears that the covered entry was constructed without completing the building permits process. This covered entry is only a small portion of the building that extends into the setback. Since it is only a small portion of the building staff does not object to reducing the setback for the covered entry.

#### Use Permit #4

The plans depict 2 sheds next to each other located on the southwest corner of the site. On the plans it appears that the site could be adjusted to allow the sheds with the required 6 foot building separation. Staff finds that the applicant has not provided a sufficient justification to support the elimination of the building separation. Therefore, this is a self-imposed hardship due to the design of the site and staff does not support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff supports use permit #2 to allow the increase in height for the proposed steeple. However, staff does not support the request to reduce the height/setback. If the plans were modified to provide a wall along the south property line with an intense landscape buffer per Figure 30.64-12, the height/setback requirement would be met for the project and this waiver would not be required. The issue for this requested waiver is the design of the project and the applicant has not indicated why an alternative landscape design is necessary along the south property line. Staff finds that the project could be redesigned to provide the required landscaping along the south property line and bring the site into compliance with the height/setback requirement; therefore, recommends denial of this waiver.

### Waiver of Development Standards #2

This request is to allow access to Judson Avenue which is a local street planned for single family residential development. The intent to limit access to these types of streets for non-single family residential development is to limit the impacts of more intense uses on the single family residential neighborhoods. This site has access to Walnut Road, which is a collector street, but the applicant indicates that the access from Judson Avenue is needed for better traffic circulation and to avoid congestion from the site onto Walnut Road. There are 2 other places of worship in close proximity to this site, that like this site, are on corner lots with an access on each street. Since there are existing places of worship on corner lots in this area with access to both streets, staff does not object to this request.

### Waiver of Development Standards #3

A parking analysis was submitted with the request to support the waiver to reduce parking. Based on the parking analysis the proposed 56 spaces are adequate for the proposed place of worship. However, staff is concerned about the parking for the site. There are other waivers with this request that the applicant has indicated are necessary in order to maximize parking. This could indicate that the proposed place of worship is overdesigned for the site. The design of the site is creating problems with compliance to requirements in Code, which is a self-imposed hardship. Since staff has issues with other design related aspects of this project causing issues with compliance to Code requirements, staff does not support the waiver to reduce parking.

### Waivers of Development Standards #4a, #4d and #4e

The plans are depicting fencing over 3 feet in height along Judson Avenue and Walnut Road within the required street setbacks. The places of worship on the abutting properties on the east and west sides of Walnut Road, north of Judson Avenue have similar fencing. These abutting places of worship also have attached sidewalks along Walnut Road. The landscaping depicted on the plans for the subject site is consistent with the landscaping provided for the other places of worship. The proposed landscaping along Judson Avenue and Walnut Road will provide a more uniform streetscape in this area; therefore, staff can support these waivers.

### Waivers of Development Standards #4b and #4c

Based on information available to the County, this area is located in an area of heat vulnerability. The planting of trees and providing landscape areas helps to reduce the heat island effect, which in turn would help to reduce the heat vulnerability of this site and surrounding area. Redesigning the landscape areas along the south and west property lines would also bring other issues with the project into compliance with the development standards. Additionally, as staff stated earlier, the number of waivers indicates that the proposed place of worship is overdesigned for the site, and staff finds that the applicant has not provided sufficient justifications to warrant approval of these waivers; therefore, staff recommends denial of these waivers.

### Design Reviews

Since staff does not support the use permits and waivers of development standards required for the project, staff cannot support the design review for the proposed place of worship.

## **Public Works - Development Review**

### Waiver of Development Standards #5a

The applicant has not provided satisfactory justification to reduce the driveway width on Judson Avenue to 29 feet where 32 feet is the minimum standard, or on Walnut Road to 32 feet where 36 feet is the minimum standard. Narrower driveways will result in more vehicles slowing or stopping in the right-of-way while drivers attempt to avoid egressing vehicles and ingressing traffic. As a collector street, Walnut Road serves as a major thoroughfare for the mix of residential use and public/quasi-public uses in the area. Therefore, staff finds that it is extremely important for the driveway on Walnut Road to not only meet the minimum driveway width but also the throat depth standard (Waiver of Development Standards #5c), especially considering the reduced departure distance requested with Waiver of Development Standards #5b. Since the driveway on Judson Avenue can be used to relieve some of the traffic on Walnut Road, staff finds that the minimum driveway width standard should be met, therefore, staff cannot support this request.

### Waiver of Development Standards #5b

Staff understands that the minimum departure distance cannot be met for a driveway on Walnut Road due to the limited frontage of the site on Walnut Road. In some instances, on-site design elements can be used to reduce the negative impacts of having a driveway so close to a street intersection. However, in this case, with a reduced driveway width, reduced throat depth, and the reduced distance from the intersection to the driveway on Walnut Road, the cumulative impacts of the requested waivers creates an unsafe situation for people accessing the subject site and for others driving and walking on both Walnut Road and Judson Avenue; therefore, staff cannot support this request.

### Waiver of Development Standards #5c

The applicant has not provided a justification letter for the reduced throat depth for either driveway. While the importance of the minimum throat depth applies to both driveways, historically the site has only had 1 driveway, which is on Walnut Road. Aerial and street view images from years past show that the driveway on Walnut Road does not function properly as vehicles are queued in the right-of-way while attempting to gain access to the site. The addition of a driveway on Judson Avenue may provide some relief for the Walnut Road driveway, but combined with the other portions of waiver of development standards #5, the proposed design does not provide enough mitigation to reduce the potential for collisions on, and adjacent to, the subject site; therefore, staff cannot support this request.

### **Staff Recommendation**

Approval of use permits #1, #2, and #3, waivers of development standards #2, #4a, #4d and #4e; denial of use permit #4, waivers of development standards #1, #3, #4b, #4c, and #5 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:**

### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

### **Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GARY CARLSON**

**CONTACT: GARY CARLSON, 6440 BRISTOL WAY, LAS VEGAS, NV 89107**

RESTAURANT  
(TITLE 30)

CLEVELAND AVE/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-22-400082 (ZC-19-0838)-CFT NV DEVELOPMENTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to permit access to local streets on 0.8 acres in a C-1 (Local Business) Zone.

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

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RELATED INFORMATION:

**APN:**

161-05-810-114

**WAIVER OF DEVELOPMENT STANDARDS:**

Permit a commercial development to have access to local streets (Cleveland Avenue & Welter Avenue) where not permitted per Table 30.56-2.

**LAND USE PLAN:**

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4985 E. Cleveland Avenue
- Site Acreage: 0.8
- Project Type: Commercial development consisting of a restaurant with drive-thru service
- Number of Stories: 1
- Parking Required/Provided: 33/42

**Background**

In January 2020, the Board of County Commissioners (BCC) approved the C-1 zoning for this property, for a retail building with a fast food restaurant and a drive-thru located on the north side of the building (ZC-19-0838). A waiver of development standards was approved to allow commercial access to the local streets, Cleveland Avenue and Welter Avenue, there is no access to Nellis Boulevard. A new restaurant has subsequently been approved via WS-21-0275 and is replacing the previously approved retail building. The new building also has access to a local street; therefore, this application must remain active to complete the development of the site. While the zone change was approved without a resolution of intent, the waiver of development standards had a time limit of 2 years to commence construction.

### Site Plan

The new building is located on the northeastern portion of the site with parking to the north, east, west, and south of the building and will be set back approximately 75 feet from the west property line which is adjacent to existing single family residences. The drive-thru service for the restaurant is located on the east side of the building with the queuing lane along the south side of the building and the pick-up windows on the east side. Outside dining is located to the north of the restaurant and is set back 78 feet from the residential development to the west. A pedestrian access is not located around the perimeter of the dining area; however, a railing is located between the dining area and drive aisle. The traffic circulation on the site includes a one-way drive starting at the south side of the building and moving north along the east side of the building. Two-way traffic is shown on the west and north sides of the building.

### Landscaping

The plan per WS-21-0275 depicts a minimum 15 foot wide landscape area behind a detached sidewalk along Nellis Boulevard. The landscaping adjacent to the local roads meets Figure 30.64-13 requirements. The landscaping adjacent to the residential use along the west property line includes 38 (5 gallon) blue point juniper plants where one, 24 inch large tree is required every 20 feet. All but 6 parking spaces are located adjacent to perimeter landscaping areas; however, the planting material, including palm trees, is not permitted in the parking lot landscaping and cannot be counted towards the required parking lot trees.

### Elevations

The approved building is 1 story with a maximum height of 23 feet. The building has a flat roof behind parapet walls and the exterior of the building has a 4 sided stucco finish with a stone veneer along the base.

### Floor Plan

The plan depicts a seating area, kitchen, restrooms, cold storage, general storage, and office. The drive-thru pick-up window is located on the northeast corner of the building. The main pedestrian entrance is located on the northwest corner of the building.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0838:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.
- Applicant is advised that off-site permits will be required.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations on-site and within 750 feet; and 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 #0614-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is in the process of developing the property with one aspect of the previously approved case needed for construction. The applicant is requesting to extend the time for approval to have access from local streets to the commercial restaurant property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0275	Fast food restaurant with drive-thru and outside dining	Approved by BCC	September 2021
ZC-19-0838	Reclassified 0.8 acres from R-1 to C-1 zoning, waivers for access, parking, landscaping, and driveway	Approved by BCC	January 2020
PA-19-700002	Requested to redesignate the land use category of the site from IL (Institutional) to CN (Commercial Neighborhood) in the Sunrise Manor Land Use Plan	Approved by BCC	May 2019
AR-18-400255 (UC-0733-15)	Second application for review for a place of worship with accessory food bank and food kitchen, waivers for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship - expired	Approved by PC	February 2019
UC-0733-15 (AR-0177-16)	First application for review for a place of worship with accessory food bank and food kitchen, waivers for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship - expired	Approved by PC	February 2017



**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0733-15	Place of worship on 1.7 acres (including the subject site) with accessory food bank and food kitchen, waivers for reduced on-site parking, required landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship - expired	Approved by PC	December 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-1	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	C-2 & R-1	Car wash & single family residential
East	Corridor Mixed-Use	C-2	Shopping center
West	Public Use & 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****Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Progress is being made on the new project approved by WS-21-0275. Traffic and drainage studies have been approved and building permits are in review. Staff can support the extension of time.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 20, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: CLAY WORTHY**

**CONTACT: H.C. KLOYER ARCHITECT, 8813 PENROSE LANE, SUITE 400, LENEXA, KS 66205**

08/03/22 BCC AGENDA SHEET

PUBLIC FACILITY  
(TITLE 30)

SAHARA AVE/HOLLYWOOD BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0338-USA:**

**DESIGN REVIEWS** for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone.

Generally located on the northeast corner of Sahara Avenue and Hollywood Boulevard within Sunrise Manor. TS/jor/tk (For possible action)

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**RELATED INFORMATION:**

**APN:**  
161-02-401-001 ptn

**DESIGN REVIEWS:**

1. Design review for a proposed public facility building (LVMPD Area Command Substation).
2. Increase finished grade to 105 inches where a maximum of 36 inches is the standard per Section 30.2.040 (a 192% increase).

**LAND USE PLAN:**  
SUNRISE MANOR - OPEN LANDS

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 44 (portion)
- Project Type: LVMPD Area Command Substation
- Number of Stories: 1
- Building Height: 30 feet, 6 inches
- Square Feet: 23,515 (LVMPD Area Command Substation)/360 (maintenance shed)/425 (generator enclosure)
- Parking Provided: 370

**Site Plan**

The site plan depicts a 44 acre parcel that was reclassified to P-F zoning via ZC-1404-00 and this zone change approved the existing Clark County Fire Station #31 on the northwest corner of APN 161-02-401-001.

The site plan depicts a proposed public facility building (LVMPD Area Command Substation) to be constructed 120 feet south of the existing fire station. The substation is set back 87 feet from Hollywood Boulevard to the west, 60 feet from the Hollywood Regional Park expansion to the east, and 419 feet to the southernmost portion of the substation's parking lot.

Parking is located along the north, west, and east of the substation with a large parking lot located to the south. Access to the site is located via 3 proposed commercial driveways along the west property line. one entry gate is located at the northernmost driveway and vehicles will head west towards the first set of parking spaces, and then the vehicles will head south toward the larger parking lot and exit toward the southern most driveway. Visitors to the substation will utilize the centrally located driveway only. The site also includes a proposed enclosed generator and a maintenance shed east of the substation.

The applicant is requesting a design review of the overall site and the proposed substation, and a design review for increase finished grade to a maximum of 105 inches where 36 inches is the maximum allowed per Title 30. The cross sections show the increase finished grade is primarily located south of the substation within the large parking lot. The plans show that the existing grade slope decreases by 8 feet below the existing pavement and sidewalk along Hollywood Boulevard.

#### Landscaping

The plan shows trees and shrubs along the west facing elevation of the substation with additional landscaping on portions of the north and south elevation of the building. The majority of the landscaping (trees, shrubs, and groundcover) will be planted along the west property line adjacent to Hollywood Boulevard. The plan also depicts a 40 foot wide Southern Nevada Water Authority (SNWA) easement; therefore, shrubs will be incorporated in the overall landscape design.

#### Elevations

The elevations show that the substation will include an overall height of 30 feet, 6 inches. Exterior materials will include stucco exterior walls, a standing seam metal roof, metal shade panels, metal doors, gates, and framing, and honed travertine stone.

#### Floor Plan

The plan shows a proposed substation with an overall area of 23,515 square feet. The substation includes a vestibule, main lobby area, restrooms, offices, locker rooms, a breakroom, and other back of house areas utilized by LVMPD support staff and officers.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The proposed substation is designed to aesthetically blend into the surrounding desert environment. The exterior appearance of the substation will have a primary wall finish of painted EIFS, sloped standing seam metal roofs, and stone around the main entry. The maintenance shed and generator enclosure will be constructed of honed masonry block to match

the mechanical screen enclosures on the substation building. The visitor parking is located on the west side of the substation along Hollywood Boulevard and all employee and police vehicle parking is located on the north and south sides of the substation with secured access with automated access control gates. Both the entry and exit from the secured parking are accessed from the 2 proposed driveways along Hollywood Boulevard.

The applicant is also requesting an increase in finished grade to a maximum of 105 inches where 36 inches is allowed per Chapter 30.32. A portion of the project site was a quarry for Type II fill, resulting in a deep depression which generally coincides with the southeast corner of the proposed substation. In order to maintain slopes on the proposed substation site which are compatible with circulation and drainage, the request for increase finished grade is necessary. In addition, LVMPD conducted preliminary discussions with Clark County Real Property Management and received permission to grade agreement in which the existing depression will be in-filled beyond the substation boundary to lessen the grade difference between the proposed substation and future Phase II of the Hollywood Regional Park, benefiting both projects. The park is currently using any on-site cut to fill in the existing hole and any additional fill will occur during construction of the proposed substation.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0746	Expansion of existing regional park (Hollywood) on a 40.8 acre portion of 207 acres	Approved by PC	November 2019
ZC-0147-01	Reclassified approximately 160 acres, including this site to P-F zoning for a park	Approved by BCC	March 2001
ZC-1404-00	Reclassified 40 acres of the site to P-F zoning for a fire station and future development	Approved by BCC	November 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Expansion of Hollywood Park
West	Public Use	P-F	Las Vegas High School

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review #1

This site consists of an existing fire station to the north and the future expansion of Hollywood Park to the north and to the east, all of which benefit the immediate residents of this area. The request is consistent and compatible with the planned uses, the existing public facilities in this

area, and with the existing residential developments abutting the site; therefore, staff supports this request.

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

#### Design Review #2

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

#### **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 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 #0032-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CLARK COUNTY - LVMPD

**CONTACT:** CRAIG LUCAS, KGA, 9075 W. DIABLO DRIVE, SUITE 300, LAS VEGAS, NV 89148

08/03/22 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

OWENS AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400077 (UC-18-0276)-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**

**USE PERMIT SECOND EXTENSION OF TIME** for a place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative screening and buffering along Walnut Road; and **2)** allow access to a collector street that is master planned for single family residential uses.

**DESIGN REVIEW** for Phase 1 of a 3 phase place of worship development on 3.3 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the north side of Owens Avenue and the east side of Walnut Road within Sunrise Manor. WM/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-19-801-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow an attached sidewalk in conjunction with required street landscaping along Walnut Road where a detached sidewalk is required per Chapter 30.64 and Figure 30.64-17.
2. Allow a place of worship development to access a collector street (Walnut Road) that is master planned for single family residential uses where not allowed per Chapter 30.56 and Table 30.52-2.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary:

- Site Address: 1700 N. Walnut Avenue
- Site Acreage: 3.3
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 15 to 35
- Square Feet: 13,500 (Phase 1)/7,500 (Phase 2)/1,600 (Phase 3)
- Parking Required/Provided: 211/221



### Site Plans

The previously approved plans show a place of worship to be developed in 3 phases. Phase 1 is the portion of the project in which the extension of time is being requested. Phase 1 includes a 13,500 square foot main sanctuary building on the southern portion of the site and future phases being shown as building footprints with general locations on the site. The site will have 1 access from Owens Avenue and 1 access from Walnut Road. The plan also depicts Phase 1 including the construction of the parking area with commercial driveways, landscaping, and off-site improvements. Plans were not submitted with the original request for Phase 2 and Phase 3; however, a 7,500 square foot fellowship building north of the place of worship building and a future parsonage building is shown on the northwest corner of the site. This request is a project of regional significance, as the property is contiguous to the City of Las Vegas.

### Landscaping

The original plans depict a minimum 15 foot wide landscape area behind a proposed attached sidewalk along Walnut Road and behind an existing attached sidewalk along Owens Avenue. An 8 foot wide landscape buffer per Figure 30.64-11 is proposed along the north and east property lines. Parking lot landscaping is provided per Figure 30.64-14.

### Elevations

The original plans depict a 1 story, 15 foot to 35 foot high main sanctuary building with enhanced architectural elements on all sides, consisting of stucco exterior with aluminum storefronts and enhanced window and door pop-outs. The maximum height at the central spine of the building is 35 feet with most of the building being 15 feet to 16 feet high.

### Floor Plans

The 13,500 square foot sanctuary building consists of a worship area with a stage, a vestibule and lobby, function halls, offices, classrooms, and meeting rooms.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400037 (UC-18-0276):

#### Current Planning

- Until May 16, 2022 to commence and review.
- Applicant is advised that 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.

Listed below are the approved conditions for UC-18-0276:

#### Current Planning

- 2 years to commence and review to ensure the access on Walnut Road does not necessitate additional mitigation measures;

- All parking per plans to be installed in conjunction with Phase 1;
- Design review as a public hearing on final plans for future phases, signage, and lighting;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations, Any warrant denial or added conditions to an extension of time or 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.

**Public Works- Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 additional feet for Walnut Road.

**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 #0193-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant indicates that this extension request is due to unforeseen financial circumstances as a result of the COVID-19 pandemic. The applicant states that due to the pandemic, their in-person attendance has dropped and caused a back-up regarding their bank loan applications. They further state that they have now reached a point where their construction documents and loan applications are almost complete, and thus they should be able to meet a future extension deadline. The applicant is requesting a 2 year extension.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400037 (UC-18-0276)	First extension of time for a use permit with waivers for a place of worship	Approved by BCC	June 2020
UC-18-0276	Place of worship	Approved by BCC	May 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	R-E & R-3	Undeveloped & multiple family residential (apartments) within the City of Las Vegas

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & R-4	Single family residential & multiple family residential (apartments)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	R-T & RUD	Single family residential

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

While only minimal progress towards commencement of the project has occurred, staff feels that since the applicant has indicated that both funding acquisition and the drafting of construction plans for the site are almost complete, that this is sufficient evidence of a good faith desire to complete the project, and thus, staff can support this extension of time. Staff does note that more significant progress, than what has been shown, towards both commencement and completion will need to be demonstrated for support to be given to any future extensions of time.

Furthermore, understanding the effects that the COVID-19 pandemic and associated events have had on construction and the development processes and the time needed to obtain building permits and start construction, staff can support the requested 2 year timeframe for this extension.

##### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

##### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until May 16, 2024 to commence and review.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: ALFREDO SAMSON**

**CONTACT: JUN GUNDAYAO, 2080 E. FLAMINGO RD., 100, LAS VEGAS, NV 89119**

DISTRIBUTION CENTER  
(TITLE 30)

HOLLYWOOD BLVD/TROPICAL PKWY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0345-DPIF3 NV 14 HOLLYWOOD BLVD, LLC:**

**USE PERMIT** to allow a distribution center.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** attached sidewalk; and **2)** alternative commercial driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** distribution center; **2)** finished grade; and **3)** alternative parking lot landscaping on 18.0 acres in an M-2 (Industrial) (AE-75) Zone.

Generally located on the east side of Hollywood Boulevard and the north side of Tropical Parkway within Sunrise Manor. MK/bb/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

123-26-201-002; 123-26-201-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow an attached sidewalk along Hollywood Boulevard and Tropical Parkway where a detached sidewalk is required per Table 30.64-2.
2.
  - a. Reduce throat depth on the Hollywood Boulevard driveway to 55 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 45% reduction).
  - b. Reduce throat depth on the western Tropical Parkway driveway to 46 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 54% reduction).
  - c. Reduce throat depth on the eastern Tropical Parkway driveway to 43 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 57% reduction).
  - d. Reduce the Tropical Parkway driveway approach distance to 109 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 27% reduction).

**DESIGN REVIEWS:**

1. Distribution center.
2. Increase finished grade to 42 inches (3.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 14% increase).
3. Alternative parking lot landscaping in conjunction with distribution center.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 18
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 46
- Square Feet: 336,000
- Parking Required/Provided: 161/341

#### Site Plan

The site plan depicts a 336,00 square foot distribution center located on 18 acres in the M-2 zone district. The center will have 341 parking spaces, including 8 accessible spaces. An additional 72 tractor trailer spaces will be provided on the south side of the property. The distribution center building is located at the center of the site. Setbacks are 93 feet from the north property line, 90 feet from the east property line, 210 feet from the south property line along Tropical Parkway, and 139 feet from the west property line along Hollywood Boulevard. Access includes 2 driveways from Tropical Parkway and 1 driveway from Hollywood Boulevard. A waiver of development standards is necessary to reduce the throat depth for all the driveways. Trash enclosures and roll-offs will be kept inside the building.

#### Landscaping

Landscaping includes street landscaping along Hollywood Boulevard and Tropical Parkway, landscaping along the east property line, parking lot landscaping fingers, and landscaping around the perimeter of the distribution center in planter boxes.

Along Hollywood Boulevard and Tropical Parkway, landscaping includes trees, shrubs, and rock surfaces behind an existing attached sidewalk. Landscaping along Tropical Parkway and Hollywood Boulevard is over 20 feet wide behind a proposed attached sidewalk. A waiver of development standards is necessary to allow an attached sidewalk along Tropical Parkway and Hollywood Boulevard where a detached sidewalk is required. No residential properties are in the area. A 14.5 foot landscape strip is provided along the north property line and landscape fingers in the parking lot are provided for every 11 parking spaces in most areas. A waiver from the landscaping standard is required for not having a minimum of 8 feet landscaping adjacent to parking spaces.

#### Elevations

The distribution center consists of painted concrete panels with vertical reveals on elevation planes. The highest portion of the building reaches 46 feet, while lower portions reach 45 feet. Architectural components include storefront window systems with painted metal canopies, aluminum storefront windows at the corners and center of the building. Sixty-six depressed loading docks with overhead roll-up doors are located on the south elevation.

Floor Plan

The 336,000 square foot distribution center includes 3 areas of possible office space at the northwest (4,500 square feet) and northeast (4,500 square feet) corners of the building, and 6,000 square feet in the north central area of the building. A portion of the building could be used for manufacturing purposes in the future, if needed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing distribution center uses and not heavy manufacturing uses due to the current demand for distribution sites in the Las Vegas area. The property slopes from north to south and a small area of increased finished grade will exceed the 3 foot maximum. The elevation drop from north to south is approximately 10 feet. Mechanical equipment will be shielded from view by the parapet walls.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1321-05	Vacated and abandoned right-of-way on Radwick Drive	Approved by PC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Warehouse
South & East	Business Employment	C-2	Speedway property
West	Business Employment	M-2	Warehouse

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed use will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood. The surrounding area is currently developed with similar warehouse and distribution uses, and other industrial uses that are compatible with the proposed use. Therefore, staff can support this request.

### Waiver of Development Standards #1

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.

This area of the County is not located near residential areas or commercial retail centers. Retaining attached sidewalks will not create undue hardship or limit neighborhood access by pedestrians. The additional open space and landscape areas are complementary to the attached sidewalks. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner. Due to Public Works denial of waiver of development standards #2d, staff cannot support this request.

### Design Reviews #1 & #3

The proposed design complies with several policies in the Master Plan. The Master Plan encourages development that is a similar scale and intensity to adjacent development. This project is at a similar scale to adjacent distribution centers and office/warehouse developments. Master Plan Policy 4.2.6 supports development that is compatible with freight operations. Policy SM-5.1 encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. The Master Plan encourages in part screened parking areas and intensive landscaping for business and research park developments. The landscaping on the perimeter of this industrial development improves visual quality and buffering. The project includes extensive perimeter landscaping to visually buffer the building, parking spaces, and loading zones. Due to Public Works denial of waiver of development standards #2d, staff cannot support these requests.

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

#### Wavier of Development Standards #2a, 2b, & 2c

Staff has no objection to the reduced throat depth for all the driveways. The applicant has worked with staff to remove some parking spaces to allow additional space for vehicles to avoid immediate conflict with those trying to exit parking stalls. The easterly driveway on Tropical Parkway has the least amount of throat depth, but should see minimal traffic as Tropical Parkway ends immediately to the east.

#### Wavier of Development Standards #2d

Staff cannot support the approach distance for the Tropical Parkway driveway. This driveway will potentially be the most used due to the design of the site, causing trucks entering off of Tropical Parkway to stack all the way to Hollywood Boulevard. Queuing in the right-of-way on Tropical Parkway and potentially Hollywood Boulevard will affect the property to the south.

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.



Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **Staff Recommendation**

Approval of the use permit, waiver of development standards #2a, #2b, and #2c, and design review #2; denial of waivers of development standards #1 and #2d, and design reviews #1 and #3.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

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

#### **Fire Prevention Bureau**

- No comment.

#### **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

#0233-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TREASEA WOLF

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

08/03/22 BCC AGENDA SHEET

INDUSTRIAL DEVELOPMENT  
(TITLE 30)

LINCOLN RD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0330-ZEP INVESTMENT GROUP, INC.:**

**ZONE CHANGE** to reclassify 1.4 acres from an R-2 (Medium Density Residential) Zone to an M-D (Designed Manufacturing) (AE-70) Zone for future industrial development.

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

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RELATED INFORMATION:

**APN:**

140-18-710-040

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Industrial development

Request

This request is for a conforming zone boundary amendment with no specific development plans. A future land use application for industrial development will be submitted at a later date. The project site has frontage along Lincoln Road a local street.

Applicant's Justification

The applicant states this project site is master planned Business Employment which contemplates M-D zoning. The properties to the south are zoned R-2. The properties to the north, west, and a portion of the eastern side are zoned R-E. An M-D property is on the east side of Lincoln Road. The entire area north of Cartier Avenue is master planned for Business Employment. The properties to the south across Cartier Avenue are zoned R-2 and the properties to the west are R-E and developed single family residential. The zone change conforms to the Master Plan and is appropriate and compatible for this area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0135-02	Reduced width of a private street	Approved by PC	March 2002
TM-0033-02	13 lot single family development	Approved by PC	March 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-E	Single family residential
South	Business Employment	R-2	Single family residential
East	Business Employment	M-D & R-E	Distribution center & place of worship

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

This is a request for a conforming zone change and staff finds the application is compatible with the Master Plan and parts of the surrounding area. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. Furthermore, the requested zone change complies with Goal SM 5.1 of the Master Plan by providing an employment base near residents within Sunrise Manor. Staff finds the request should have minimal to no impact on the surrounding area and land uses; therefore, recommends approval subject to a design review as a public hearing for future plans.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future plans.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

**Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HECTOR ZEPEDA

**CONTACT:** DLC CONSULTING, 2885 E. QUAIL AVE., LAS VEGAS, NV 89120