

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400128 (UC-23-0003)-RED HOOK SNTHS, LLC:

USE PERMITS THIRD APPLICATION FOR REVIEW for the following: **1)** school; **2)** allow accessory structures (modular classroom buildings) not architecturally compatible with the principal building; and **3)** waive applicable design standards for accessory structures on 4.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Owens Avenue and the east side of Bledsoe Lane within Sunrise Manor. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

140-28-112-001

LAND USE PLAN:

SUNRISE MANOR - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1580 Bledsoe Lane
- Site Acreage: 4
- Project Type: School
- Number of Stories: 2 (existing building)/1 (portable classrooms)
- Building Height (feet): 35 (existing building)/14.5 (modular classroom building)/17 (shade structure)/13 (carport shade structures)
- Square Feet: 25,186 (existing building)/1,420 (modular classroom building)
- Sign Area (square feet): 76 (wall sign)
- Parking Required/Provided: 218/170

History & Site Plan

UC-23-0003 was approved in March 2023 to convert an existing 2 story place of worship into a charter high school (Southern Nevada Trades High School). The previously approved plans depict a carport that is adjacent to a residential development, 10 modular classrooms on the southern portion of the parcel, an outdoor lunch area west of the modular classrooms, and 2 driveways. One gate is shown set back 20 feet from Owens Avenue and the other was shown set back 10 feet from Bledsoe Lane.

UC-23-0003 was reviewed for the first time by application AR-24-400018 (UC-23-0003), which was approved by the Board of County Commissioners (BCC) in April 2024 with an additional Public Works condition for another review as a public hearing by July 17, 2024 to review the status of the completion of school zone flasher installation. According to a site plan submitted by the applicant, the school zone flashers are located along Owens Avenue. One flasher is located on the southeast corner of Bledsoe Lane and Owens Avenue to signal traffic heading eastward, and the other is located on the northwest corner of Christy Lane and Owens Avenue to signal traffic heading westward. Photographs provided by the applicant show that the installation of the school zone flashers is already underway. The second application review, AR-24-400088 (UC-23-0003), was approved by the BCC in September of 2024 with an additional Public Works condition to review the status of the installation of the school zone flasher.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400088 (UC-23-0003):

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 3 month review of school flasher;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Listed below are the approved conditions for AR-24-400018 (UC-23-0003):

Comprehensive Planning

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Until July 17, 2024 to review as a public hearing for completion of the school zone flasher installation;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-23-0003:

Current Planning:

- 1 year to review as a public hearing;
- Per revised plans;
- Limitation of 200 students the first year for a total of 400 students thereafter;
- Post “right-turn only onto Owens Avenue during student drop-off and pick-up” sign;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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;
- Reconstruct any unused driveways with full off-site improvements;
- All driveways to be ADA compliant.
- 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.

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 and reference POC Tracking #0013-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant explains the school flashers were installed and operational on September 18, 2024. However, due to the final inspection requirements from Public Works, the applicant was asked to return for a review in an additional 3 months during the Board of County Commissioners meeting on September 18, 2024. Public Works completed its final inspection of the school zone flashers on October 10, 2024.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400088 (UC-23-0003)	Second application for review for the conversion of place of worship into a charter school	Approved by BCC	September 2024
AR-24-400018 (UC-23-0003)	First application for review for the conversion of place of worship into a charter school	Approved by BCC	April 2024
UC-23-0003	Conversion of place of worship into a charter school	Approved by BCC	March 2023
UC-0226-11	Daycare in conjunction with an existing place of worship	Approved by PC	July 2011
UC-1099-05	Communication facility with a monopole tower	Approved by PC	August 2005
UC-1137-01	Expansion of an existing place of worship with waivers to allow alternative landscaping and reduced parking - expired	Approved by PC	October 2001
UC-1697-96	Office, classroom, and multi-purpose room addition to the existing place of worship	Approved by PC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RM18	Single-family residential

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

The applicant has complied with all of Public Works conditions.

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:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RED HOOK SNTHS, LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
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