

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400056 (WS-24-0562)-BANK WELLS FARGO, NA:

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW

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

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

Generally located south of Glen Avenue and north of Boulder Highway within Sunrise Manor.
TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-07-102-005

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

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

History & Site Plan

The Board of County Commissioners approved WS-24-0562 in December 2024. Subject to a 1 year review of the gate as a condition of approval by Public Works.

The approved plan depicts an existing office building centered on the lot and parking areas located on all sides. The plan includes access gates at all four driveways and a new 8 foot high wrought-iron perimeter fence with pedestrian access points at Glen Avenue and Boulder Highway. Waivers were approved to allow the 8 foot fence along the Boulder Highway frontage, eliminate bicycle parking, reduce required parking from 105 to 99 spaces, and reduce landscaping requirements. Five new parking spaces were added near the loading dock ramp and along the east property line. A screened mechanical yard is located on the west side of the building.

Landscaping, Elevations, & Floor Plans

No new design standards were proposed with this application.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0562:

Comprehensive Planning

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

Public Works - Development Review

- 1 year to review the gate.

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.

Applicant's Justification

The applicant indicates that all work is complete and ready for final inspection once this review is processed, allowing the project to continue through Comprehensive Planning and obtain final sign-offs.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0562	Waivers of development standards and design review for site modifications in conjunction with an existing office building	Approved by BCC	December 2024
ZC-24-0561	Zone change from H-2 and RS20 zone to a CG zone	Approved by BCC	December 2024
DR-2147-98	Design review for an office building addition	Approved by PC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Mini-storage & outdoor storage
South & East	Corridor Mixed-Use	CG	Vehicle sales & hotel
West	Corridor Mixed-Use	CG	Vehicle sales

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

While the driveways do not meet current standards, staff has determined that the modifications will not negatively impact the neighborhood. Therefore, staff has no objection to this application for review.

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

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Remove time limit.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: GRAFFLIN CONSTRUCTION, INC.

CONTACT: GRAFFLIN CONSTRUCTION, INC., 2028 2ND STREET, NORCO, CA 92860