

06/15/21 PC AGENDA SHEET

OFFICE
(TITLE 30)

LAS VEGAS BLVD N/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0218-DIAMOND CREEK HOLDINGS LLC, SERIES 17:

USE PERMIT for office as a principal use on 2.1 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

Generally located on the south side of Las Vegas Boulevard North, 1,700 feet west of Nellis Boulevard within Sunrise Manor. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-08-511-001

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3950 Las Vegas Boulevard North
- Site Acreage: 2.1
- Project Type: Office as a principal use
- Square Feet: 4,120 (office lease space)
- Parking Required/Provided: 72/89 (entire complex)

Site Plan

The plan depicts an existing office/warehouse (industrial) complex that consists of 2 buildings, each with several suites. Access to the site is from Las Vegas Boulevard North via 2 driveways. The proposed office is in the northerly portion in the southerly building. Parking is located on the east and west sides of the buildings and along the east and west property lines.

Landscaping

Landscaping exists along the property lines of the industrial park with several landscape fingers within the parking areas and along the perimeter of the property.

Elevations

Both existing buildings consist of concrete tilt-up construction with an overall height of 26 feet with painted panels. There are pedestrian and roll-up vehicle doors on the west and east elevations of the building.

Floor Plans

The plans depict a 4,120 square foot floor plan divided between 2 floors. The plans show individual office spaces that are approximately 80 square feet each, restrooms, reception area, and a lounge.

Signage

Signage is not a part of this request.

Applicant's Justification

Settle Down ABA Inc is a provider of Applied Behavior Analysis Therapy Services to children and adolescents who are diagnosed with conditions that fall under the Autism Spectrum Disorder. Settle Down ABA Inc is a provider of these services with contracts with The State of Nevada Medicaid, State of Nevada Aging and Disability Services Division, Health Plan of Nevada, Sierra Health and Life, Anthem BC of Nevada, and TRICRE. This location is being established for the convenience of additional access for our services to the families within this area of town. The applicant has been a provider for these services for the previous 5 years and has 3 other offices within Clark County. These offices are within the City of Henderson and City of Las Vegas jurisdictions and 1 that is under the Clark County jurisdiction. The building is zoned as a mixed-use commercial center and the space being encompassed is 100% office space.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0008	Use permit and design review for a vehicle paint/body shop with vehicle sales	Approved by PC	February 2021
UC-1399-07 (ET-0098-10)	First extension of time for a major training facility - expired	Approved by PC	August 2010
UC-1399-07	Major training facility (air conditioning/HVAC) with reduction in parking - expired	Approved by PC	January 2008
UC-0080-06	Place of worship with reduction in parking - expired	Approved by PC	February 2006
UC-0456-02 (ET-0115-05)	First extension of time for a place of worship - expired	Approved by PC	July 2005
UC-1683-02	Major training facility (air conditioning/HVAC) - expired	Approved by PC	January 2003
UC-0456-02	Place of worship - expired	Approved by PC	May 2002
ZC-1118-98	Reclassified 2.1 acres to M-D zoning	Approved by BCC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Tavern
South & East	Business and Design/Research Park	R-T	Trailer park
West	Business and Design/Research Park	H-2	Trailer park

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 associated with the project site is consistent and compatible with the surrounding properties and land uses. The intent of the Business and Design/Research Park category is to designate areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. The proposed use as an office will have no adverse impacts to the site and surrounding area. Urban Specific Policy 7 of the Comprehensive Master Plan encourages land uses that are complementary and are of similar scale and intensity; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 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

- Traffic study and compliance.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: ROBERT MATTHEW SCHULTZ

CONTACT: ROBERT SCHULTZ, SETTLE DOWN ABA INC, 1060 WIGWAM PARKWAY, HENDERSON, NV 89074