



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 10, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Janice Ridondo at 702-455-3504 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Max Carter – Chair Paul Thomas-Member
 Alexandria Malone- Vice-Chair Briceida Castro-Member
 Earl Barbeau-Member

Secretary: Jill Leiva, 702-334-6892

County Liaison: Janice Ridondo, Kelly Benavidez, Beatriz Martinez

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- 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 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 Chair or the Board/Council by majority vote.
- III. Approval of September 12, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

IV. Approval of Agenda for October 10, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items:

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

VI. Planning & Zoning

10/15/19 PC

1. **UC-19-0688-SILVER STATE EQUITY PTNRS, LLC:**

USE PERMIT for a commercial vehicle repair facility in conjunction with a commercial vehicle rental facility within a portion of an existing industrial building on 2.0 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Flossmoor Street, 880 feet north of Alexander Road within Sunrise Manor. MK/md/jd (For possible action)10/15/19PC

10/16/19 BCC

2. **ET-19-400118 (ZC-0475-17)-ARGEN, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.7 acres from R-2 (Medium Density Residential) Zone to M-D (Designed Manufacturing) Zone.

DESIGN REVIEW for a proposed vehicle (auto) sales facility on 1.3 acres. Generally located on the north side of Lake Mead Boulevard, 1,200 feet west of Nellis Boulevard within Sunrise Manor (description on file). MK/tk/jd (For possible action) 10/15/19PC

3. **ZC-19-0675-ALVAREZ LAURENCIO:**

ZONE CHANGE to reclassify 0.7 acres from R-T (Manufactured Home Residential) Zone to R-E (Rural Estates Residential) Zone.

USE PERMITS for the following: **1)** reduce the minimum lot area for a residential boarding stable; **2)** allow a residential boarding stable without a principal dwelling; **3)** allow accessory agricultural buildings without a principal dwelling; and **4)** allow accessory structure without a principal dwelling.

DESIGN REVIEW for an existing accessory building. Generally located on the east side of Gateway Road, 130 feet south of Tonopah Avenue within Sunrise Manor (description on file). LW/pb/jd (For possible action) 10/15/19PC

11/05/19 PC

4. **DR-19-0746-USA & CLARK COUNTY LEASE:**

DESIGN REVIEW for the expansion of an existing regional park (Hollywood) on a 40.8 acre portion of 207.0 acres in a P-F (Public Facility) Zone. Generally located on the northeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor. TS/al/jd (For possible action)11/05/19 PC

5. **UC-19-0724-JULIAN TRUST & CURIEL-NORIEGA CRISTIAN TRS:**

USE PERMIT to allow an accessory apartment that is not architecturally compatible with the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an accessory apartment that is not architecturally compatible with the principal dwelling; and **2)** increase the number of driveways to 2 in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Castleberry Lane and the north side of Owens Avenue within Sunrise Manor. TS/nr/jd (For possible action) 11/05/19 PC

6. **UC-19-0731-INTERAGRO INC:**

USE PERMIT to allow on-premises consumption of alcohol (tavern) in conjunction with a swap meet within an existing retail building on 2.3 acres in an H-2 (General Highway Frontage) (AE-70) Zone. Generally located on the north side of Las Vegas Boulevard North, 100 feet east of Pecos Road within Sunrise Manor. LW/pb/jd (For possible action) 11/05/19 PC

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MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

7. **UC-19-0745-BAHNAN, JOE A.:**
USE PERMITS for the following: **1)** proposed convenience store; and **2)** proposed alcohol sales, liquor – packaged only as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced separation for a trash enclosure; **3)** alternative landscaping; and **4)** reduced driveway separation.
DESIGN REVIEWS for the following: **1)** proposed retail building; and **2)** alternative landscaping on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/xx (For possible action) **11/05/19 PC**

8. **WS-19-0727-TWIN TOWERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/pb/jd (For possible action) **11/05/19 PC**

11/06/19 BCC

9. **WC-19-400125 (ZC-0990-17)-ODYSSEY MT. HOOD LAND, LLC:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 40 feet for Mt. Hood Street, 30 feet for Fisher Avenue, and associated spandrels for future industrial development on 10.3 acres in an M-1 (Light Manufacturing) (AE-75 and AE-80) Zone. Generally located on the north side of Washburn Road and the west side of Mt. Hood Street (alignment) within Sunrise Manor. MK/md/jd (For possible action) **11/06/19 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's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 14, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd, LV NV 89142
Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156
Parkdale Community Center 3200 Ferndale LV NV 89121
Sunrise Library 5400 Harris Ave. LV NV 89110
<http://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

September 12, 2019

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair – PRESENT Earl Barbeau – Excused	Paul Thomas – Excused Briceida Castro- PRESENT Planning- Phil Blount
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: Mr. Bible expressed how unhappy he was with the dirt, lack of screening & Work being done at Happy Valley Ave. & Nellis Blvd.

III. Approval of August 29, 2019 Minutes

Moved by: Ms. Malone
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for September 12, 2019

Moved by: Ms. Malone
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: Ms. Martinez announced that there is a Work fair being held September 27th by Commissioners Gibson & Segerblom at the Government Center from 9-2pm. Ms. Castro also shared with the board that a Resource Fair is being held at the Winchester Cultural Community Center on Sept. 14th 11-2pm and on September 15 a celebration is being held for Mexico's Independence Day at the Sammy Davis Jr. Festival Plaza.

VI. Planning & Zoning

10/01/19 PC

1. **UC-19-0630-PALM PROPERTIES, LLC:**

USE PERMIT to allow temporary construction storage in conjunction with an off-site Las Vegas Valley Water District project (Miscellaneous Main Replacement, The Dales Subdivision) on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Happy Valley Avenue and the west side of Nellis Boulevard within Sunrise Manor. TS/pb/jd (For possible action)10/01/19 PC

Moved by: Mr. Carter

Action: Denied

Vote: 3-0/Unanimous

2. **UC-19-0637-COLLOM JIMMY D:**

USE PERMITS for the following: **1)** allow accessory structures (metal buildings) not architecturally compatible with the principal building (single family residence); **2)** waive all applicable design standards for a proposed accessory structure; and **3)** allow a proposed accessory structure (metal building) to exceed one-half the footprint of the principal dwelling in conjunction with an existing single family residence on 0.2 acres in an R-T (Manufactured Home Residential) (AE-70) Zone. Generally located on the east side of Goldbutte Drive, approximately 290 feet south of Crystal Peak Drive within Sunrise Manor. MK/sd/jd (For possible action)10/01/19 PC

Moved by: Mr. Carter

Action: Approved

Vote: 3-0/Unanimous

10/02/19 BCC

3. **DR-19-0619-PROLOGIS LP:**

DESIGN REVIEWS for the following: **1)** a parking lot; and **2)** modifications to the parking area for an approved distribution center on 62.9 acres in an M-1 (Light Manufacturing) (AE-75 & AE-80) Zone. Generally located on the northwest side of Las Vegas Boulevard North and the west side of Hollywood Boulevard (alignment) within Sunrise Manor. MK/pb/ja (For possible action)10/02/19 BCC

Moved by: Ms. Malone

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

4. **ZC-19-0636-ASCENTIVE HOMES, LLC:**

ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences. **WAIVER OF DEVELOPMENT STANDARDS** for reduced lot area. Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action)10/02/19 BCC

Moved by: Mr. Carter

Action: Denied per staff recommendations

Vote: 3-0/Unanimous

VII. General Business:

1. Take public input regarding suggestions for FY 2020/2021 budget request(s). (For possible action).

VIII. Public Comment: Mr. Seip told the board that he has been speaking with the Commissioner about the special revenue fund. He also announced that the roundabout at Hollywood & Sahara has been removed.

IX. Next Meeting Date: The next regular meeting will be September 26, 2019

X. Adjournment

The meeting was adjourned at 7:20 p.m.

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair—LAWRENCE WEEKLY, Vice-Chair
SLARRY BROWN—JAMES GIBSON—JUSTIN JONES—MICHAEL NAFT—TICK SEGERBLOM
Yolanda King, County Manager

COMMERCIAL VEHICLE REPAIR
(TITLE 30)

ALEXANDER RD/FLOSSMOOR ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0688-SILVER STATE EQUITY PTNRS, LLC:

USE PERMIT for a commercial vehicle repair facility in conjunction with a commercial vehicle rental facility within a portion of an existing industrial building on 2.0 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Flossmoor Street, 880 feet north of Alexander Road within Sunrise Manor. MK/md/jd (For possible action)

RELATED INFORMATION:

APN:
140-05-416-017

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 4150 Arctic Spring Avenue
- Site Acreage: 2
- Project Type: Commercial vehicle repair facility
- Number of Stories: 1
- Square Feet: 12,920 (Suite A)/10,140 (Suite B)
- Parking Required/Provided: 41/62

Site Plans & Request

The applicant is requesting a commercial vehicle repair facility (trucks) in conjunction with a proposed commercial vehicle rental facility. The plans depict 2 buildings consisting of Suite A measuring 12,920 square feet and Suite B measuring 10,140 square feet. Suite A will contain the commercial vehicle repair facility and commercial vehicle rental facility. Suite B will remain as a warehouse space for a future tenant. Three existing overhead doors serving Suite B are located on the northwest side of the building, oriented towards the undeveloped parcel to the north. Access to the site is granted via existing driveways located along Arctic Spring Avenue and Riviera Ridge Avenue. The proposed uses for Suite A require 25 parking spaces where 41 spaces are provided. Suite B requires 16 parking spaces where 21 spaces are provided. The overall site requires 41 parking spaces where 62 spaces are provided. However, 2 separate

parking areas exist for each suite and are separated from each other by an existing chain-link fence located on the west side of the site and an existing CMU block wall located on the east side of the site.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The plans depict an existing 27.5 foot high industrial building consisting of a decorative CMU block exterior. Two out of 3 existing loading dock doors, located on the northwest side of Suite A, are proposed to be widened by 4 feet to accommodate the commercial vehicles entering the repair facility. Five existing loading dock doors are located on the southwest elevation. Two existing loading dock doors are located on the northeast and southeast elevations. No additional loading dock doors will be added to the elevations.

Floor Plans

Suite A features a commercial vehicle repair and service area consisting of 7,020 square feet, a storage area consisting of 2,780 square feet, a commercial vehicle rental (leasing) area measuring 2,828 square feet, and a perimeter wall area consisting of 292 square feet. Suite B features a warehouse area measuring 8,642 square feet, an accessory administrative office area consisting of 1,206 square feet, and a perimeter wall area measuring 292 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed business sells lease agreements for medium duty and heavy duty commercial vehicles and occasionally the sale of used lease vehicles. The proposed commercial vehicle repair facility will be utilized for commercially leased vehicles and not for private automobiles and vehicles. The 2 existing service doors depicted on the northwest elevation that will be increased in width do not face any existing streets and will not substantially alter the building's overall appearance. The applicant states the proposed uses consisting of commercial vehicle repair and commercial vehicle rental will be an asset to the community and will provide much needed support to the local businesses, warehouses, and future developments. All major repairs will be outsourced to other established offsite facilities that are better equipped for major repairs.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0383-14	Marijuana establishment (cultivation) – expired	Approved by BCC	June 2014
DR-1046-96	Office/warehouse building	Approved by PC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business and Design/Research park	M-D	Outside storage
East	Business and Design/Research park	M-D	Industrial buildings
West	Business and Design/Research park	M-D	Industrial buildings & outside storage

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.

Commercial vehicle repair facilities in other parts of Clark County have shown to be appropriate and compatible within industrial districts. Therefore, staff does not anticipate any adverse impacts from this commercial vehicle repair facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

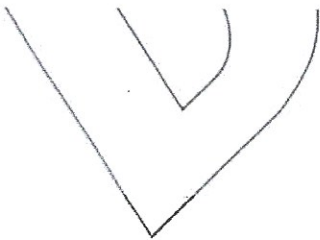
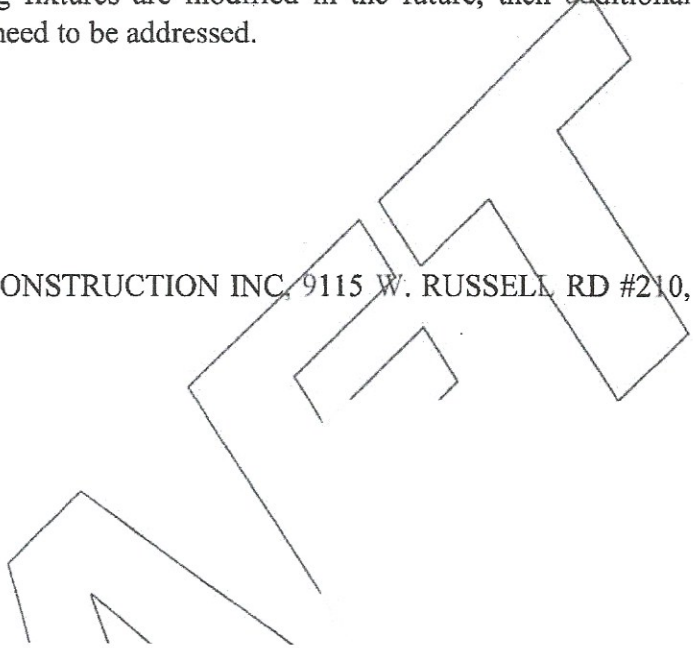
Clark County Water Reclamation District (CCWRD)

- 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: BRAD VICKERS

CONTACT: RON MILLER, NIGRO CONSTRUCTION INC, 9115 W. RUSSELL RD #210,
LAS VEGAS, NV 89148





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>8/27/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$675.00</u> CHECK #: <u>24909</u> COMMISSIONER: <u>KIRKPATRICK</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>CC-19-0688</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>8/26/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>10/15/19</u> @ <u>7:00</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>M-O/AE-65/NONE</u> PLANNED LAND USE: <u>SMBDRP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Darius Mohsenin</u>) <u>SILVER STATE EQUITY PARTNERSHIP LLC</u> ADDRESS: <u>390 6th Ave</u> CITY: <u>Santa Cruz</u> STATE: <u>CA</u> ZIP: <u>95062</u> TELEPHONE: _____ FAX: _____ CELL: <u>408.830.7003</u> E-MAIL: <u>4219799@gmail.com</u>	
	APPLICANT	NAME: <u>Brad Vickers</u> ADDRESS: <u>555 IH 35 S</u> CITY: <u>New Braunfels</u> STATE: <u>TX</u> ZIP: <u>78132</u> TELEPHONE: <u>830-302-5616</u> FAX: _____ CELL: <u>281-960-2957</u> E-MAIL: <u>vickersb@rushenterprises.com</u>	
	CORRESPONDENT	NAME: <u>RON MILLER</u> ADDRESS: <u>9115 W. RUSSELL RD. SUITE 210</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 604-1212</u> FAX: <u>(702) 247-1916</u> CELL: <u>(702) 604-1212</u> E-MAIL: <u>r.miller@nigrodevelopment.net</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-05-416017

PROPERTY ADDRESS and/or CROSS STREETS: 4150 ARCTIC SPRINGS LAS VEGAS NV

PROJECT DESCRIPTION: COMMERCIAL VEHICLE LEASING AND LIGHT SERVICE

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Darius Mohsenin

Property Owner (Signature)* _____ Property Owner (Print) _____

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

Notary Public
 See Attached

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

August 21, 2019



CLARK COUNTY
Comprehensive Planning Department
500 South Grand Central Parkway
P.O. Box 551741
Las Vegas, Nevada 89155-1741

RE: "Rush Truck Leasing Center" Justification Letter
Located at North corner intersection of
Arctic Spring Avenue and Riviera Ridge Avenue
Clark County, Nevada 89115

**PLANNER
COPY**

APN: 140-05-416-017

ATTN: Comprehensive Planning Department

The following Justification Letter is being provided to allow Rush Truck Leasing, a division of Rush Enterprises, to operate a Commercial Vehicle Leasing Center, with Service and Repair Center capabilities, on an existing M-D zoned parcel. The building is currently vacant and sits on approximately 1.91 Gross acres with approx. 1.31 Net acres of existing warehouse and manufacturing land. The property is currently surrounded by numerous M-D parcels with similar looking buildings located on them. The property is located in the Northern corner of the intersection of Arctic Spring Avenue and Riviera Ridge Avenue (or Rivera Ridge Avenue depending on various maps). The vacant warehouse type structure is under the jurisdiction of Clark County and will require a Special Use Permit and a possible Waiver of Conditions for having the Administration and Business office being the principle indoor use under Table 30.44-1 of Title 30 of the Unified Development Code, which requires the "use" to be in conjunction with a related "principle use" which is conducted indoors. It is our contention that the "Business of Leasing" is the "principle indoor" use and the minor repair, maintenance and servicing of commercially leased trucks are the "associated" uses. Leased vehicles must be repaired and maintained throughout the length of the lease, after all, the "business" is the transferring of money for the leasing of commercial trucks that actually work. Rush sells lease agreements for medium-duty and heavy-duty commercial vehicles and occasionally the sales of used lease vehicles. The warehouse portion of the business that fulfils those orders and agreements will be utilized to maintain leased vehicles with minor service work, and periodic maintenance. Rush Truck Leasing will obtain Occupational & Business License, along with a Garage Registration.

INTENT

The intent of this request is to provide the local businesses (current and future) a great place to have their commercial trucks serviced and repaired. The current goal is to re-purpose an existing

9115 W Russell Rd, Suite 210
Las Vegas, NV 89148
ph 702-247-1920
fax 702-247-1916
License #0050241

vacant warehouse and lot into a high-quality commercial truck leasing facility for Rush Truck Leasing. "Rush Truck Leasing" is staffed by factory-trained technicians, qualified to work on heavy-duty and medium-duty vehicles of all makes and models. These highly skilled technicians can perform all levels of service work from standard preventive maintenance to warranty repairs to complete engine rebuilds. They also stay up-to-date on manufacturers' service programs. Whatever level of service is needed, Rush Truck Centers can provide it.

BACKGROUND

This parcel and building are currently vacant and is located in the Land Use Plan Area of Sunrise Manor at the Northern corner of the Arctic Spring Avenue and Riviera Ridge Avenue intersection. The property/site falls under the Planned Use category for "Business Design and Research Park" (BDRP) with a Designed Manufacturing (M-D) Zoning Classification along with an AE-65 Overlay District designation. The site is bordered by the same Designed Manufacturing classifications to the North, South and West of the parcel. There are two similar parcels located across the street to the East that have a "Light Manufacturing" (M-1) designation and have similar street appearances. This Rush Truck Center will join a family of over 120 centers nationwide and from coast to coast, making it a valuable asset to the neighboring business that commonly use trucks for transporting their goods and services to the entire valley. The existing facility was conceived to fit well with its neighbors and the neighbors will fit well with this proposed use. We believe that all the current surrounding users will benefit from this request. The site has more parking than required per Title 30 (Table 30.60-1). Commercial Vehicle Repair is listed at 1 per 1,000 SF. Office is listed at 4 per 1,000 SF and Parts Warehousing is listed at 1.5 per 1,000 SF – Please refer to the Site Plan for the actual parking calculations. The current site configuration has sufficient parking for the proposed use but could be better striped (reconfigured) to allow for the increased turning radiuses for the larger trucks that will be serviced and/or repaired on site. There will also be interior service and repair bays that provide additional parking spaces to those exterior parking spaces shown on the site plan. This facility will lease, service and repair commercial trucks, which are not stored on site long enough to require the typical "non-commercial vehicle" repair ratio and on-site storage spaces as intended by current non-commercial vehicle zoning requirements. The Structure houses a large Leasing and Administration area, small Parts Storage loft and an interior 7,020 SF Service and Repair area that is designed for large trucks and not for mass quantities of small vehicles. This facility's parking requirements will be limited by the low number of service bays available and large turning radiuses required to maneuver large trucks on site.

JUSTIFICATION

The current surrounding area has a lot of warehouse type uses and some underdeveloped lots used for exterior storage. The existing development was designed to blend in to its surrounding neighbors and is sufficiently screened from the surrounding streets. No existing overhead loading doors are visible to any residential properties. The two existing service doors that will be increased in width do not face any existing streets and "will not" substantially alter the buildings overall appearance. The Northwest Elevation shows the increased overhead doors and faces an existing M-D zoned parcel which is currently utilized for outdoor storage. This area has a

manufacturing facade and feeling everywhere you look and does not contain any nearby residential properties that could be adversely affected by the proposed use. This area is perfect for a Truck Center and will blend flawlessly together with the adjacent businesses as originally intended by previous planning ordinances.

Rush Truck Leasing Centers approach service differently. Their goal is to increase your uptime and lower your operating costs. Their state-of-the-art, full-service centers are staffed by highly trained technicians and equipped with everything needed to keep clients up and running. They take great pride in their reputation and their appearance. They operate clean shops and clean sites. Their reputation and appearance is a large part of their business model and contributes to their overwhelming success.

Once approved, properly classified and moved-in, this project and its intended use should comply with all applicable provisions of the Development Code. It will be compatible with the current developments and the surrounding neighborhoods that abut this facility. Any significant impacts resulting from this use will be reduced by providing more than adequate onsite parking spaces and multiple interior service bays.

It is anticipated that this "proposed use" along with their well-established business model, will not diminish or negatively impact the value of other properties in the surrounding neighborhoods or adjoining communities, but merely be an asset to them.

The proposed site has been designed and will be developed to provide useful services to the surrounding neighborhoods. The building's exterior elevations and selected building finishes were selected to reflect and complement the surrounding nature and its environment. The buildings existing design and selected finishes will help provide the foundation for future developers to follow when designing and submitting for future facilities in this area and hopefully others will construct a conjoining and consistent street scape where all structures complement each other in both appearance and services. We believe that the submitted design and branding of the proposed Service Center will meet or exceed the intent of the Clark County Title 30 Unified Development Code. We believe that the Rush Trucking Center will be an asset to the community and will provide much needed support to the local businesses, residences and future developments.

If you should have any further questions in regards to this "*Justification Letter*", please feel free to contact me at any time. My office phone is (702) 247-1920 ext. 233 or I can be best reached on my cellular phone at (702) 604-1212.

Sincerely,



Ronald K. Miller
Director of Design
Nigro Construction, Inc.
RKM:rkm

10/16/19 BCC AGENDA SHEET

VEHICLE (AUTO) SALES
(TITLE 30)

LAKE MEAD BLVD/NELLIS BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400118 (ZC-0475-17)-ARGEN, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.7 acres from R-2 (Medium Density Residential) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEW for a proposed vehicle (auto) sales facility on 1.3 acres.

Generally located on the north side of Lake Mead Boulevard, 1,200 feet west of Nellis Boulevard within Sunrise Manor (description on file). MK/tk/jd (For possible action)

RELATED INFORMATION:

APN:
140-20-601-003

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 4928 E. Lake Mead Boulevard
- Site Acreage: 1.7 (zone change)/1.3 (design review)
- Project Type: Vehicle (auto) sales
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 480 (each sales office)
- Parking Required/Provided: 11/64

Site Plans & Project Scope

The approved plans depict a proposed vehicle sales facility on the south and western portions of the site. The entire 1.7 acres was part of the zone boundary amendment; however, a 0.4 acre portion in the northeast corner is occupied with a single family residence and is planned for future development. The facility is designed with 2 pre-manufactured office buildings that are centrally located on the site with parking to the north and south of the buildings. One access point is proposed from Lake Mead Boulevard.

Landscaping

The approved plans depict 15 feet of street landscaping along Lake Mead Boulevard with an existing attached sidewalk. A 6 foot wide landscape buffer is depicted along all other property lines. Parking lot landscaping is also provided and distributed along the perimeter of the site.

Elevations

The approved plans depict two, 10 foot high pre-manufactured office buildings with a flat roof, parapet walls, and wood siding. The north and south elevations contain windows that have window trim enhancements. The mechanical equipment is screened per Title 30 provisions.

Floor Plans

The plans depict 2 pre-manufactured 480 square foot office buildings. The buildings consist of restrooms and 2 offices.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0475-17:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning.
- Design review as a public hearing on the northeast portion of the site that is not a part of this design review;
- Surveillance is required to be installed so that it can be used by public safety;
- Windows cannot be encumbered by more than 50% and shall incorporate some safety lighting features;
- Vehicle display area along Lake Mead Boulevard to only occur on permanent at-grade or low-rise platforms that are architecturally compatible with the project and integrated with the landscape areas but not to be within the 15 foot landscape area;
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project, POC Tracking #0263-2017.

Applicant's Justification

The applicant states they have submitted plans for review and have encountered delays through the civil engineering process through NDOT, the City of North Las Vegas, and Clark County. During this process it was noted that the proposed driveway is in conflict with an existing ADA ramp which the applicant is addressing and modifying to meet current standards. This extension is requested to give the applicant more time to work on the other issues of this project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0475-17	Reclassified 1.7 acres from R-2 to M-D zone, with a design review for a proposed vehicle (auto) sales facility	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Single family residences
East	Business and Design/Research Park	C-2	Undeveloped
South	Public Facilities	P-F	Monaco Middle School & Miller and Lynch Elementary Schools
West	Commercial General	C-2	Commercial development

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. The applicant has been diligently submitting plans for review through the Clark County Building Department (BD19-30247, BD19-30248, BD19-30249, BD19-30251) for review and BD19-30503 has been approved and the permit has been issued. In addition, Clark County Public Works (PW18-16125, PW18-19391) has approved the technical drainage study and offsite permits. Since the applicant has been working diligently on this site and submitting plans for review through the appropriate agencies, staff can support this request for an additional 2 years.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 19, 2021 to commence;
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HECTOR CAMACHO

**CONTACT: TED EGERTON, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118**



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <u>EC-0475-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<p style="text-align: center;">STAFF</p> DATE FILED: <u>8-22-19</u> APP. NUMBER: <u>ET-19-400118</u> PLANNER ASSIGNED: <u>Jal</u> TAB/CAC: <u>Suzanne Manc</u> ACCEPTED BY: <u>PI</u> TAB/CAC MTG DATE: <u>7-26</u> TIME: <u>6</u> FEE: <u>6000</u> PC MEETING DATE: _____ CHECK #: <u>12911</u> BCC MEETING DATE: <u>10-16-19</u> COMMISSIONER: <u>MK</u> ZONE / AE / RNP: <u>MP</u> <u>N/A</u> OVERLAY(S)? <u>NA</u> PLANNED LAND USE: <u>BORP</u> PUBLIC HEARING? Y/ <input checked="" type="checkbox"/> N NOTIFICATION RADIUS: <u>NA</u> SIGN? Y/ <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____	
<p style="text-align: center;">PROPERTY OWNER</p> NAME: <u>ARGEN LLC</u> ADDRESS: <u>2799 E. Tropicana</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-460-1775</u> CELL: <u>702-460-1775</u> E-MAIL: <u>ESTRELLALU@HOTMAIL.COM</u>	<p style="text-align: center;">APPLICANT</p> NAME: <u>HECTOR CAMACHO</u> ADDRESS: <u>2799 E. Tropicana</u> CITY: _____ STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-460-1775</u> CELL: <u>702-460-1775</u> E-MAIL: <u>ESTRELLALU@HOTMAIL.COM</u> REF CONTACT ID #: <u>172915</u>	
<p style="text-align: center;">CORRESPONDENT</p> NAME: <u>TED EBERLIN - LUCHS A Engineering</u> ADDRESS: <u>6345 S. Jones ST 106</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-365-9312</u> CELL: <u>702-277-3578</u> E-MAIL: <u>Ted@luchs9.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 140-20-601-003

PROPERTY ADDRESS and/or CROSS STREETS: LAKE MEAD/LAMONT

PROJECT DESCRIPTION: USED CAR SALES

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

JORGE RODRIGUEZ
Property Owner (Print)

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 20, 2019 (DATE)
 By JORGE RODRIGUEZ
 NOTARY PUBLIC: [Signature]

S. L. LASPINA
 Notary Public, State of Nevada
 No. 99-38565-1
 My Appt. Exp. Nov. 1, 2019

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

Justification

The proposed auto sales facility is currently being processed for permitting through Clark County Public Works and Building Departments. During the plan review through Clark County Building Department, we were notified that the zone change for the project expired (ZC-0475-17) on 7/27/19.

The request for an extension of time for the zone change is due to delays encountered during the civil engineering plan review process. The project has required reviews by Nevada Department of Transportation (NDOT), the City of North Las Vegas and Clark County. Water Service is provided by City of North Las Vegas while Lake Mead Boulevard is an NDOT facility.

During the review process, it has been noted that the proposed driveway is in conflict with an existing ADA ramp that is utilized in conjunction with an existing school crosswalk. The ADA accessible ramp was modified to meet current standards. This modifications required two addendums for the NDOT encroachment permit and an administrative waiver from Clark County Public Works.

The first NDOT addendum was approved on 5/31/19. The second addendum is being processed and is anticipated to be approved by 8/23/19. The administrative minor deviation for the driveway was submitted to Clark County on 7/26/2019 and is pending approval.

The Mylar's for the project are currently at city of North Las Vegas and are anticipated to be approved by 8/21/19.

In Summary, the plans are at final approval through Public Works and final permits are anticipated to be issued 8/30/19.

Based upon this information it is respectfully requested for an administrative extension of time for the zone change.

RESIDENTIAL BOARDING STABLE
(TITLE 30)

GATEWAY RD/TONOPAH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0675-ALVAREZ LAURENCIO:

ZONE CHANGE to reclassify 0.7 acres from R-T (Manufactured Home Residential) Zone to R-E (Rural Estates Residential) Zone.

USE PERMITS for the following: **1)** reduce the minimum lot area for a residential boarding stable; **2)** allow a residential boarding stable without a principal dwelling, **3)** allow accessory agricultural buildings without a principal dwelling; and **4)** allow accessory structure without a principal dwelling.

DESIGN REVIEW for an existing accessory building.

Generally located on the east side of Gateway Road, 130 feet south of Tonopah Avenue within Sunrise Manor (description on file). LW/pb/jd (For possible action)

RELATED INFORMATION:

APN:

140-19-802-003

USE PERMITS:

1. Reduce the minimum lot area for a residential boarding stable to 30,000 square feet where a minimum of 80,000 square feet is required per Table 30.44-1 (a 62.5% reduction).
2. Allow a residential boarding stable without a principal dwelling as required per Table 30.44-1.
3. Allow accessory agricultural buildings (tack room, 7 stables, and fencing) without a principal dwelling as required per Table 30.44-1.
4. Allow an accessory building (office/storage) without a principal dwelling as required per Table 30.44-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1760 Gateway Road
- Site Acreage: 0.7
- Project Type: Residential boarding stable

- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 3,600
- Parking Required/Provided: 3/3

History & Request

Staff review of aerial photographs of the site indicate a portion of the existing accessory structure was constructed prior to 1990. Additions to the building were added between the spring of 2017 and summer of 2018 without building permits. Manufactured homes have been located on different portions of the site over the years. There is no manufactured home or principal dwelling on the site at this time. The current owner purchased the property in September 2018. The purpose of this request is to allow the applicant to operate a residential boarding stable without a principal dwelling on the site and legalize the existing structure. The applicant indicates some of the horses kept on the property will belong to him.

Site Plans

The plans depict an existing, approximate, 3,600 square foot accessory building centrally located on the southern portion of the site with 3 horse stalls on the west side of the building and 4 horse stalls located on the east side of the building. Portions of the horse stalls are covered and meet the minimum area required by Code. Paddock areas total 12,165 square feet and are located to the north of the building. The parking area is located on the southwestern portion of the site. The site has access to Gateway Road. There is an existing 6 foot high wall along the east property line and along the south property line. The wall along the south property line and the accessory agricultural building are set back 5 feet from the south property line. An existing wire fence is located along the north property line and an existing 3 foot wall with 3 foot high wooden slats is located along the western property line adjacent to Gateway Road.

Landscaping

Trees spaced 50 feet apart are located around the perimeter of the site.

Elevations

The existing accessory structure is between 9 feet and 16 feet in height with a flat roof, CMU block wall, and corrugated metal panels.

Floor Plans

The plans depict an existing, approximate, 3,600 square foot accessory building with a feed storage room, tack room, office, lunch room, storage rooms, restrooms, and other accessory uses.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates the zone change conforms to the land use plan and is required to allow a residential boarding stable to be operated on the site. The boarding stable will board between 5 and 7 horses at any one time and will meet all conditions required by Code other than the specific conditions being waived.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0587-10-	Place of worship	Withdrawn without prejudice by BCC	October 2011
ZC-1083-00	County sponsored zone change to reclassify the subject site and other parcels from T-C to R-T zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-T	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Medium (3 du/ac to 14 du/ac)	RUD	Manufactured home park

Clark County Public Response Office (CCPRO)

CE-18-17504 is an active complaint for building without a permit that occurred between the spring of 2017 and summer of 2018 prior to the purchase of the property by the current owner.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Zone Change**

The requested zone boundary amendment conforms to the Sunrise Manor Land Use Plan which designates this site as Residential Suburban. However, staff is concerned about the compatibility with the adjacent single family residential developments to the east in an R-2 zone and the existing manufactured home park to the west in an RUD zone. The purpose of the R-2 and RUD zones are different from the purpose of the R-E zone. The R-2 and RUD zones are established to provide for the development of compact single family residential uses and to prohibit the development of incompatible uses detrimental to the residential environment. The R-E zone is established for areas particularly suited for low density residential uses and for the raising of crops and animals. The current zone of R-T is compatible with the surrounding developments and would allow for residential use of the property in a manner that is appropriate within said

zone and the surrounding approved and existing uses in the area. Staff finds that the proposed zone would allow for more intense agricultural uses "by right" which conflicts with Goal 1 of the Comprehensive Master Plan for the implementation of a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment is well integrated with appropriate circulation systems, services, and facilities. Therefore, staff finds reclassifying this site from R-T to R-E zoning would constitute spot zoning and be inappropriate at this location. Therefore, staff cannot support this request.

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 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 residential boarding stable with the various conditions being waived is not compatible with the proposed land uses in this area and conflicts with Urban Specific Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns and Policy 67 that states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Furthermore approval of the use permits are contingent upon approval of the zone change which staff cannot support. Therefore, staff cannot support these requests.

Design Review

The additions to the existing accessory structure were constructed without permits and are not compatible with the existing and proposed uses in the area. Furthermore, approval of this request is contingent upon approval of the zone change and use permits which staff cannot support. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- 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; 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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; that fire/emergency access must comply with the Fire Code as amended, and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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: LAURENCIO ALVAREZ

CONTACT: JIM YACKSYZN, 339 BARLETTA AVENUE, LAS VEGAS, NV 89123



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 8/23/19 APP. NUMBER: 2C-19-0675
 PLANNER ASSIGNED: AW TAB/CAC: Suzanne Manor
 ACCEPTED BY: AW TAB/CAC MTG DATE: 9/26 TIME 4:30pm
 FEE: \$3,900.00 PC MEETING DATE: 10/15/19
 CHECK #: Card BCC MEETING DATE: 10/16/19
 COMMISSIONER: LW ZONE / AE / RNP: RE/MO
 OVERLAY(S)? NO PLANNED LAND USE: RS
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 200 SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Laurencio Alvarez
 ADDRESS: 533 Bay Bridge Drive
 CITY: N. Las Vegas STATE: NV ZIP: 89032
 TELEPHONE: _____ CELL: 702-401-0941
 E-MAIL: lalo@allamericanfinishing.com

APPLICANT

NAME: Laurencio Alvarez
 ADDRESS: 533 Bay Bridge Drive
 CITY: N. Las Vegas STATE: NV ZIP: 89032
 TELEPHONE: _____ CELL: 702-401-0941
 E-MAIL: lalo@allamericanfinishing.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Jim Yacksyzn
 ADDRESS: 339 Barletta Ave.
 CITY: Las Vegas STATE: NV ZIP: 89123
 TELEPHONE: _____ CELL: 702-488-6654
 E-MAIL: Jim@Fabricationmasterllc.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-19-802-003
 PROPERTY ADDRESS and/or CROSS STREETS: 1760 N. Gateway Rd.
 PROJECT DESCRIPTION: Stables for Boarding Horses

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

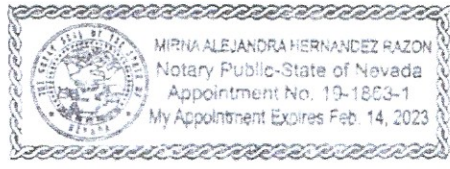
Laurencio Alvarez
 Property Owner (Signature)*

Alvarez Laurencio
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 19, 2019 (DATE)

By Mirna Alejandra Hernandez Razon
 NOTARY PUBLIC: Mirna Alejandra Hernandez Razon



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

August 23, 2019

Clark County Comprehensive Planning

500 S. Grand Central Parkway,

P.O. Box 551741, Las Vegas NV 89155-1741

RE: Justification Letter for Land Use Application.

APN# 140-19-802-003

To whom it may concern:

My name is Laurencio Alvarez/Owner and respectfully submit this justification letter whit application for the above referenced property.

Project description: The property is currently R-T and I would like to operate a stable for the purpose of training and boarding horses. I would like to board between 5-7 horses at any one time and will meet all the conditions to support them and any conditional use requirements.

I am requesting the following:

- 1.) A zone change from R-T to R-E
- 2.) A use permit to reduce the lot size for a residential boarding stable and allow a residential boarding stable without a principal residential dwelling.
- 3.) A design review for the existing building.

Thanks you for your consideration. Please contact me at (702) 401-0941, if you have any question regarding this application.

Best Regards,

Laurencio Alvarez

Laurencio Alvarez

1739 Ashburn Dr.

North Las Vegas, NV 89032

laloNorth Las Vegas, NV 89032

lalo@allamericanfinishing.com

20-19-0675

11/05/19 PC AGENDA SHEET

PARK EXPANSION
(TITLE 30)

HOLLYWOOD BLVD/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0746-USA & CLARK COUNTY LEASE:

DESIGN REVIEW for the expansion of an existing regional park (Hollywood) on a 40.8 acre portion of 207.0 acres in a P-F (Public Facility) Zone.

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

RELATED INFORMATION:

APN:

161-02-201-004; 161-02-201-005; 161-02-301-003; 161-02-301-004; 161-02-401-001; 161-02-401-002 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 1550, 1580 & 2190 S. Hollywood Boulevard
- Site Acreage: 40.8 acre portion of 207 acres
- Project Type: Expansion of the Hollywood Regional Park
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 5,676 new buildings/structures
- Parking Provided: 205 (for expansion)

Site Plans

The site that has been approved by past land use applications for the regional park has an area of approximately 207 acres. Current development on this site includes the Hollywood Park Community Center, the aquatic center, baseball fields, and other related park facilities located on the northwestern portion of the site; Harney Middle School located on the northeastern portion of the site; and Clark County Fire Station 31 located on the southwestern portion of the site. The plans depict an approximately 40.8 acre expansion of the existing Hollywood Regional Park. The expansion area is located on the western portion of the site, adjacent to Hollywood

Boulevard and is located between the community center and Sahara Avenue. The expansion includes the following:

- Open turf play area and approximately 1.3 miles of a 10 foot wide trail;
- A dog park;
- 4 soccer fields with 8 adjacent pickle ball courts;
- 2 restroom buildings;
- 16 shade structures with picnic tables and benches;
- Additional parking facilities;
- A native desert garden;
- A pedestrian bridge over the storm water overflow channel linking the aquatic center to the community center.

Access to the regional park is currently provided by 3 driveways from Hollywood Boulevard, which provide access to the community center and aquatic center. The plans depict 2 additional driveways to provide access to the park, one from Hollywood Boulevard and the other from Sahara Avenue. A new access road is being added to connect the new driveways and provide access to the proposed facilities.

Landscaping

The plans indicate the park expansion will include approximately 30.7 acres of landscape area, which includes approximately 14.2 acres of turf area. Landscaping consisting of trees, shrubs, and groundcover are located along Hollywood Boulevard, Sahara Avenue, and along the proposed access road within the park. Additional landscape areas are located within the parking lots and around the proposed amenity areas.

Elevations

The plans depict a total of 18 structures which includes 2 restroom buildings and 16 shade structures. All of these buildings/structures will be approximately 12 feet in height. The shade structures have pitched roofs with standing seam decorative metal roofing material. The roofs of the shade structures are supported by columns constructed of decorative block. The restroom buildings will also have pitched roofs with standing seam decorative metal roofing material. The exterior of the restroom buildings consist of stamped and painted precast concrete.

Floor Plans

The plans depict 2 restroom buildings and 16 shade structures that will have a total area of 5,676 square feet. Each of the restroom buildings has an area of 790 square feet and consists of separate facilities for men and women, and a storage area. Each of the shade structures will have an area of 256 square feet.

Signage

The plans depict 29 square foot monument signs to identify the park located at the new entry points to the facility. The plans also depict wayfinding signage for various sizes located within the park to direct people to the different facilities.

Applicant's Justification

The applicant indicates that this site has been leased from the Bureau of Land Management for use as a regional park to serve the residents of Clark County. The site is designed for a park in the Sunrise Manor Land Use Plan and the proposed expansion will provide additional recreational facilities for Clark County residences within the eastern portion of the Las Vegas Valley.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0677	Building addition to the existing community center within Hollywood Regional Park	Approved by PC	October 2018
UC-0309-09	Allow hazardous material storage in conjunction with an aquatic center and design review for an aquatic center with an outdoor pool in conjunction with a public park	Approved by PC	June 2009
ADR-0294-07	3 additional shade structures in conjunction with an existing park	Approved by ZA	April 2007
ADR-0197-05	2 shade structures in conjunction with an existing public park	Approved by ZA	March 2005
ZC-0276-01	Reclassified an approximate 20 acre parcel to the west of this site across Hollywood Boulevard to P-F zoning for an elementary school which used to be one parcel with the subject parcel	Approved by BCC	April 2001
ZC-0147-01	Reclassified approximately 160 acres, including this site, to P-F zoning for a park	Approved by BCC	March 2001
ZC-1882-00	Reclassified 21.5 acres at the northeast corner of the site to P-F zoning for a middle school (Harney Middle School)	Approved by BCC	February 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	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
South	Major Development Project	R-2	Single family residences
East	Public Facilities	R-E	Undeveloped
West	Public Facilities & Residential High (8 to 18 du/ac)	R-E, P-F & R-3	Las Vegas High School, Iverson Elementary School, single family residences & undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This site consists of existing park facilities for the residents of this area. The site is planned for use as a regional park and it has been the intent that facilities would be expanded within this site to provide additional recreational facilities for the residents of Clark County. The request is consistent and compatible with the planned uses in this area, the existing public facilities in this area, and with the existing residential developments abutting the site; therefore, staff supports 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 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;
- Traffic study and compliance;
- Full off-site improvements.

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 #0525-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT

CONTACT: JOHN LANSDELL, LGA INC., 241 W. CHARLESTON BOULEVARD #107,
LAS VEGAS, NV 89102

ACCESSORY APARTMENT
(TITLE 30)

CASTLEBERRY LN/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0724-JULIAN TRUST & CUIEL-NORIEGA CRISTIAN TRS:

USE PERMIT to allow an accessory apartment that is not architecturally compatible with the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an accessory apartment that is not architecturally compatible with the principal dwelling; and **2)** increase the number of driveways to 2 in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Castleberry Lane and the north side of Owens Avenue within Sunrise Manor. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:

140-21-810-037

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an accessory apartment with different architectural features than the principal dwelling where required per Table 30.56-2A.
2. Increase the number of driveways to 2 where 1 driveway is the maximum allowed per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1600 Castleberry Lane
- Site Acreage: 1.1
- Project Type: Accessory apartment
- Number of Stories: 1
- Building Height (feet): 16 (accessory apartment)/21 (principal dwelling)
- Square Feet: 1,404 (accessory apartment)/3,390 (principal dwelling)
- Parking Required/Provided: 3/3

Site Plans

The plans depict an existing 1,404 square foot manufactured home (accessory apartment) on the southern portion of the lot, 82 feet from Owens Avenue and a 3,390 square foot principal dwelling (under construction), 47 feet 6 inches from the north property line. The proposed accessory apartment does not have front yard and side yard access facing the street. A 6 foot high block wall is located on the north property line, the east side (rear), and a portion of the south side (Owens Avenue). A combination block wall with a decorative metal fence (3 foot high block, 3 foot high decorative metal with 5 foot high block columns) extends along a portion of the south side (Owens Avenue) and the entire length of Castleberry Lane. There are 5 existing horse stalls on the north side of the property. There are 3 entrance gates along Castleberry Lane. The first gate is 75 feet north of Owens Avenue with the second gate 32 feet north of the first gate on Castleberry Lane. The first 2 entry gates are 24 feet wide and connect a circular driveway to the existing manufactured home (accessory apartment) and the primary dwelling (under construction). The third gate is located 40 feet south of the north property line.

Landscaping

Landscaping will meet requirements per Section 30.64.030.

Elevations

The plans and photos show the existing accessory apartment is 16 feet high and the primary dwelling is 21 feet high. The primary dwelling will be a combination of stucco exterior with stone accents and a tile roof. The accessory apartment has white siding with tan trim with a shingle roof.

Floor Plans

The plans show an accessory apartment with bedrooms, bathrooms, a kitchen, living area, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The existing manufactured home is proposed to be an accessory apartment once the primary dwelling has been constructed. The manufactured home has been on-site since 2008 and the applicant requests keeping the structure as an accessory apartment for a family member to live in. However, the applicant must have a use permit.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Rural Neighborhood Preservation	R-E	Single family residences
South	Residential Suburban	R-1	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Waivers of Development Standards

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. 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.

Land Use Goal 7 in the Comprehensive Master Plan encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability. Although the accessory apartment would not be architecturally compatible with the primary structure, the structure would be compatible with the surrounding area and has been on-site since 2008. The accessory apartment would comply with setbacks and parking requirements. The applicant's request does not negatively impact the surrounding neighborhood; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the additional driveway as it complies with all other provisions of Uniform Standard Drawing 222.

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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: JOSE G MAGANA

CONTACT: JOSE G MAGANA, 1600 CASTLEBERRY LN, LAS VEGAS, NV 89156

DRAFT

11/05/19 PC AGENDA SHEET

SWAP MEET
(TITLE 30)

LAS VEGAS BLVD N/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0731-INTERAGRO INC:

USE PERMIT to allow on-premises consumption of alcohol (tavern) in conjunction with a swap meet within an existing retail building on 2.3 acres in an H-2 (General Highway Frontage) (AE-70) Zone.

Generally located on the north side of Las Vegas Boulevard North, 100 feet east of Pecos Road within Sunrise Manor. LW/pb/jd (For possible action)

RELATED INFORMATION:

APN:
140-18-101-011; 140-18-101-013

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 3115 Las Vegas Boulevard North
- Site Acreage: 2.3
- Project Type: Indoor swap meet
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 17,390
- Parking Required/Provided: 70/94

History & Site Plan

There is an indoor swap meet operating in the existing retail building. The building was originally constructed for a Rite Aid drug store in 1999 and was later used as a Fresh & Easy grocery store. The request is to serve beer and wine for on-premises consumption in conjunction with an existing restaurant in the swap meet and is considered a tavern to allow the sale of the beer and wine without food. The site is located within 600 feet of the intersection of a state highway and an arterial street. No changes are proposed or required to the existing site layout with this request. Access to the building is provided by 2 driveways from Las Vegas Boulevard North and 1 driveway from Pecos Road. Parking is located to the south and west of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the beer and wine service will be provided by the existing restaurant (La Neveria LV) currently operating as a part of the swap meet. Approval of this request will provide a service to the customers at the swap meet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0268-16	Indoor swap meet within an existing retail building	Approved by PC	June 2016
UC-0083-08	Grocery store (Fresh & Easy) within an existing retail building - expired	Approved by PC	March 2008
UC-2004-97	Drug store with drive thru-service (Rite Aid) - expired	Approved by PC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	H-2	Undeveloped
South	Business and Design/Research Park	H-2 & M-D	Retail center, vehicle repair facility & an undeveloped parcel
West	Business and Design/Research Park & City of North Las Vegas	H-2 (County) C-2 & R-3 (City)	Pizza Hut, mini warehouse facility & residential development

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 sale of beer and wine in conjunction with the existing restaurant is intended to be accessory uses for the benefit of the customers of the swap meet and is not intended to be used by the general public as a typical restaurant and tavern. Similar requests have been approved for other facilities without creating adverse impacts on the abutting developments; 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 Statute

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: IBRAGIM AKHMEDOV

CONTACT: ARTURO KUDRIN, 3708 N. TORREY PINES DR, LAS VEGAS, NV 89108

DRAFT

DESIGN REVIEWS for the following: 1) proposed retail building, and 2) alternative landscaping on 0.4 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/xx (For possible action)

RELATED INFORMATION:

APN:

162-01-510-001

USE PERMITS

1. a. Allow a convenience store.
b. Reduce the setback from the right-of-way line of a section line street (Charleston Boulevard) to 15 feet where 30 feet is required per Table 30.44-1 (a 50% reduction).
2. Allow alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 21 spaces where 24 spaces are required per Table 30.60-1 (a 12.5% reduction).
2. Allow a 4 foot wide landscaping area adjacent to a proposed attached sidewalk along Charleston Boulevard where a 15 foot wide landscape area is required per Section 36.64.030.
3. Reduce the separation between a trash enclosure and a residential use to 20 feet where 50 feet is required per Section 30.56.120 (a 60% reduction).
4. Reduce the approach distance to the driveway from the intersection of Charleston Boulevard to 80 feet where 150 feet is required along Mojave Road per Uniform Standard Drawing 222.1 (a 46.7% reduction).

DESIGN REVIEWS:

1. Retail building.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3121 E. Charleston Boulevard
- Site Acreage: 0.4
- Project Type: Retail building with a convenience store and a packaged liquor store
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 6,000
- Parking Required/Provided: 24/21

Site Plans

The plans depict a 6,000 square foot retail building with a convenience store and a packaged liquor store located on the eastern portion of the site. The parking area is located on the western portion of the site with the trash enclosure and loading area located adjacent to the south property line. The site has access to Mojave Road via 1 driveway that is approximately 80 feet from the intersection with Charleston Boulevard.

Landscaping

A landscape area between 4 feet and 15 feet wide is located adjacent to an attached sidewalk along Charleston Boulevard and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Mojave Road. An 11 foot wide landscape area is located along the south property line adjacent to the Maple Street alley. The parking spaces in front of the building do not have landscape fingers every 6 spaces as required per Code. The landscape materials include trees, shrubs, and groundcover.

Elevations

The building is 19 feet in height with a flat roof and parapet walls. The façade consists of stucco siding in various shades of brown, pop-outs, and storefront window and door treatments.

Floor Plans

The 6,000 square foot building has a 2,100 square foot convenience store located in the northern portion of the building and a 3,900 square foot packaged liquor store located in the southern portion of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the use and design of the site are compatible with the existing development in the area and the improvements exceed the standards of the neighboring properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	M	Office
South	Residential High (8 to 18 du/ac)	R-2	Manufactured home park
East	Commercial Neighborhood	C-2	Vehicle maintenance
West	Residential High (8 to 18 du/ac)	R-2	Undeveloped

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 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.

Use Permit #1

Although staff has no objection to a convenience store at this location, staff is concerned about the portion of the request to reduce the setback from Charleston Boulevard and the waivers of the development standards which accompany this request. The use permit and the waivers requested are only necessary due to the design of the project which is a self-imposed hardship. Staff finds a convenience store can be designed for the site which will not require the reduction in setback and cannot support this request.

Use Permit #2

The C-1 (Local Business) zone is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. There are existing and proposed residential uses to the south and west; therefore, staff finds that a packaged liquor store would be too intense for this site, and the immediate area and other options for this service are available in the general area. Therefore, staff cannot 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.

Waivers of Development Standards #1, #2, & #3

The numerous waivers of development standards requested are only necessary due to the design of the project which is a self-imposed hardship. The building is too large for the site and creates the need for several of the waivers. Staff finds the number and types of waivers of development standard requested are excessive and the applicant has not provided sufficient justification for or mitigation for these waivers; therefore, staff cannot support the requested waivers of development standards.

Design Reviews

Approval of the design of this project is contingent upon approval of the accompanying use permits and waivers of development standards which staff does not support. The request conflicts with several policies in the Comprehensive Master Plan including Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity, and Urban Specific Policy 77 which encourages the placement of required parking areas to be located behind the principal building(s) on the site. Therefore, staff cannot support this request.

Waiver of Development Standards #4

PWDR??

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide landscape material in accordance with Figure 30.64-13 in the landscape area between the building and Charleston Boulevard and the Maple Street (alley) to the south.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; 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 this application must commence within 2 years of approval date or it will expire.

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 #0526-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE BAHNAN

CONTACT: DAVID STRAIT, D. W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, N. LAS VEGAS, NV 89031

DRAFT

11/05/19 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

LAMB BLVD/CRAIG RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0727-TWIN TOWERS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/pb/jd (For possible action)

RELATED INFORMATION:

APN:
140-05-211-002

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 42 spaces where 97 spaces are required per Table 30.60-1 (a 56.7% reduction).

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Vehicle (automobile) repair
- Number of Stories: 1
- Building Height (feet): Up to 29
- Square Feet: 17,500
- Parking Required/Provided: 97/42

Site Plans

The plans depict a 17,500 square foot building centrally located on the northern portion of the site. Parking is located to the south, east, and west of the building with the southeastern portion being gated with an 8 foot high CMU wall along the southern property line, an existing 10 foot high chain-link fence along the eastern property line, and an existing 6 foot high chain-link fence

along the northern property line. The site has access to Lamb Boulevard via an existing shared driveway on the adjacent parcel to the south.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Lamb Boulevard to the west. An 11 foot wide landscape area is located along the southern property line and interior parking lot trees are distributed throughout the site as required by Code.

Elevations

The plans depict a single story metal building with a flat roof and parapet walls ranging in height from 16 feet to 29 feet. The façade consists of vertical and horizontal siding painted different shades of gray with canopies, window glazing, and roll-up doors on the south side of the building.

Floor Plans

The 17,500 square foot building consists of a showroom, vehicle bays in the shop area, engine room, parts room, break room, offices, conference room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the vehicle repair facility specializes in vehicle customization. They have an existing facility (Sin City Diesel) where they average 5 to 10 customers a day. Based on their operating conditions the number of parking spaces provided will be sufficient. The applicant also indicates the façade and roofline of the building will have a decorative appearance.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0241-09	Industrial building - expired	Approved by BCC	May 2009
TM-0215-01	Commercial subdivision – final map recorded	Approved by PC	August 2001
ZC-1667-98	Reclassified the site to M-D zoning	Approved by BCC	November 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-D	Undeveloped
South	Industrial	M-D	Undeveloped & retail
East	Industrial	M-1	Office/warehouse buildings
West	City of North Las Vegas	M-2	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

Staff finds that a parking reduction of 56.7% is excessive. Although the current occupant of the building may not need the required number of parking spaces, subsequent occupants operating a vehicle repair facility may need the parking; therefore, staff cannot support this request.

Design Review

The elevation of the proposed building complies with Title 30 standards and is compatible with the existing and proposed development in the surrounding area and the layout of the parking and drive aisles are functional with enhanced landscaping; however, the use of the building creates the need for a waiver of development standards which staff cannot support; therefore, staff cannot support the design review.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive 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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0527-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SIN CITY DIESEL & OFFROAD
CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DR, SUITE 300, LAS VEGAS, NV 89148

11/06/19 BCC AGENDA SHEET

FUTURE INDUSTRIAL DEVELOPMENT
(TITLE 30)

WASHBURN RD/MT. HOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400125 (ZC-0990-17)-ODYSSEY MT. HOOD LAND, LLC:

WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 40 feet for Mt. Hood Street, 30 feet for Fisher Avenue, and associated spandrels for future industrial development on 10.3 acres in an M-1 (Light Manufacturing) (AE-75 and AE-80) Zone.

Generally located on the north side of Washburn Road and the west side of Mt. Hood Street (alignment) within Sunrise Manor. MK/md/jd (For possible action)

RELATED INFORMATION:

APN:

123-34-201-015

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.3
- Project Type: Future industrial development

History & Request

A request to reclassify the project site to an M-1 zone, consisting of 10.3 acres, was approved via ZC-0990-17 by the Board of County Commissioners in January 2018. The applicant is requesting to waive the condition requiring 30 feet of right-of-way dedication for Fisher Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0990-17:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design Review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that some uses will require additional land use and may not be allowed in the AE-75 and AE-80 Zones or may require additional conditions.

Public Works – Development Review

- Drainage study and Traffic study with any future development;
- Full off-site improvements with any future development;
- Right-of-way dedication to include 40 feet for Mt. Hood Street, 30 feet for Fisher Avenue, and associated spandrels;
- Dedicate 30 feet for the street adjacent to the west or apply for a vacation of the existing right-of-way.

Applicant’s Justification

The applicant states the Clark County Public Works Department has determined that Fisher Avenue will not be required to extend along the north side of the subject property from the unnamed street to the west of Mt. Hood Street. Therefore, the applicant requests a waiver of this condition.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0990-17	Reclassified the project site from R-U to M-1 zoning for future industrial development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Undeveloped
South & West	Industrial	R-U	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to not dedicate 30 feet for Fisher Avenue, the Fisher Avenue alignment was vacated to the west of this site and will not continue to Mt. Hood Street.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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 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

- Right-of-way dedication to include 40 feet for Mt. Hood Street and portion of a knuckle at the intersection of Fisher Avenue and, the unnamed street.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GREGORY JOHNSON

CONTACT: MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119