



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 27, 2022

6:30pm

AGENDA

Note:

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

Board/Council Members: Alexandria Malone, Chairperson
 Briceida Castro, Vice Chairperson
 Member, Paul Thomas
 Earl Barbeau, Member
 Max Carter II Member

Secretary: Jill Leiva, 702-334-6892, jillniko@hotmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Name(s), Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, William.covinton@clarkcountynv.gov; Anthony Manor: manora@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 13, 2022. (For possible action)
- IV. Approval of the Agenda for January 27, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
02/01/22 PC

1. **UC-21-0713-GODOY MARIA:**

USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action) **02/01/22PC**

02/15/22 PC

2. **AR-21-400189 (WS-19-0727)-TWIN TOWERS LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.

DESIGN REVIEW for a vehicle (automobile) repair facility on 1.2 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/nr/jo (For possible action) **02/15/22 PC**

3. **UC-21-0731-LAGUNA RICARDO & MARISELA:**

USE PERMIT for an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a collector street; and **2)** allow 2 driveways in conjunction with a proposed single family residence and proposed accessory structure on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/jt/jo (For possible action) **02/15/22 PC**

02/16/22 BCC

4. **UC-21-0751-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:**

USE PERMIT for a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 18.4 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north side of Tropical Parkway and the east side of Shatz Street within Sunrise Manor. MK/jvm/ja (For possible action) **02/16/22BCC**

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 10, 2022.
- X. Adjournment.

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



Sunrise Manor Town Advisory Board

January 13, 2022

MINUTES

Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – PRESENT
Briceida Castro– Vice Chair –EXCUSED Max Carter- PRESENT
Earl Barbeau – PRESENT Planning- Jazmine Harris

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: Beatriz Martinez, William Covington

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

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

II. Public Comment: None

III. Approval of December 16, 2021 Minutes

Moved by: Mr. Thomas

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for January 13, 2022

Moved by: Mr. Thomas

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: The TAB received a presentation from Ken Rammer regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair–JUSTIN JONES, Vice-Chair

MARILYN KIRKPATRICK–WILLIAM MCCURDY II-ROSS MILLER-MICHAEL NAFT–TICK SEGERBLOM

Yolanda King, County Manager

VI. Planning & Zoning

01/18/22 PC

1. **UC-21-0634-SPEEDWAY COMMERCE CENTER, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: **1)** minor training facility (no longer needed); **2)** medium manufacturing (previously not notified); and **3)** major training facility (previously not notified) within an existing office/warehouse complex on a portion of 97.7 acres in an M-1 (Light Manufacturing) (AE-70 & AE-75) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Centennial Parkway (alignment) within Sunrise Manor. MK/sd/jo (For possible action)

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

01/19/22 BCC

2. **ZC-21-0676-JOSEPHS FAMILY LAND, LP:**
ZONE CHANGE to reclassify 17.6 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** warehouse and distribution center; and **2)** finished grade. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor (description on file). MK/lm/jo (For possible action)

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

02/01/22 PC

3. **UC-21-0713-GODOY MARIA:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action)

Moved by: Mr. Carter

Action: Held Until 1/27/22 TAB meeting

Vote: 4-0/Unanimous

4. **UC-21-0723-MONTGOMERY, JOHN H. ET AL:**
USE PERMIT to allow an accessory structure to not be architecturally compatible to the principal residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation; and **2)** reduced setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/jor/jo (For possible action)

Moved by: Mr. Carter

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

5. **WS-21-0712-AUGUST KATHLEEN & JAMES:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Finchwood Lane, 200 feet north of Mirror Lake Drive and 870 feet north of Bonanza Road within Sunrise Manor. TS/jgh/jo (For possible action)

Moved by: Mr. Carter

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair--JUSTIN JONES, Vice-Chair

MARILYN KIRKPATRICK--WILLIAM MCCURDY II--ROSS MILLER--MICHAEL NAFT--TICK SEGERBLOM

Yolanda King, County Manager

02/02/22 BCC

6.

DR-21-0714-LVBN PROPERTY, LLC:

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 7.2 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 1,950 feet east of Lamb Boulevard within Sunrise Manor. MK/nr/jo (For possible action)

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

7.

ZC-21-0711-SUNLAND PROPERTIES INC:

ZONE CHANGE to reclassify 12.2 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for a future development. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

Moved by: Mr. Carter

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

VII. General Business: None

VIII. Public Comment: none

IX. Next Meeting Date: The next regular meeting will be January 27, 2022

X. Adjournment
The meeting was adjourned at 7:35pm

02/01/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

SUNCREST AVE/MIDDLEGATE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0713-GODOY MARIA:

USE PERMIT to allow an accessory structure not architecturally compatible with the principal building.

WAIVER OF DEVELOPMENT STANDARDS to reduce side yard setback for an accessory structure on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Suncrest Avenue and the west side of Middlegate Road (alignment) within Sunrise Manor. MK/lm/jo (For possible action)

RELATED INFORMATION:

APN:

140-23-416-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side yard setback to 1 foot where 5 feet is required per Table 30.40-1 (an 80% reduction).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATES NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6866 Suncrest Avenue
- Site Acreage: .6
- Project Type: Accessory structure (carport)
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 960

Site Plan

The existing single family home is located midsite on a roughly rectangular lot, access is provided by a circular driveway from Suncrest Avenue. The accessory structure (carport) is located in the side yard, to the east of the principal structure, and is 1 foot from the east property line and approximately 30 feet from the home.

Landscaping

There is some landscaping scattered throughout the property; however, landscaping is not a part of this request.

Elevations

The carport is approximately 13 feet tall and composed of metal posts and a metal roof.

Applicant's Justification

The applicant indicates that he was not aware that this type of structure would require building permits. In addition, it is stated that the carport is hardly visible since it has no walls and there are 12 foot walls on the north and east property lines.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|---|------------------------|---------------------------|
| North, South, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |

Clark County Public Response Office (CCPRO)

CE-20-16638 is an active case on the property for the existing detached structure constructed without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that this structure does cause an undue adverse effect on adjacent properties. Even though there is a 12 foot combination wall/fence to the east, the top half is a wrought iron view fence which makes the carport visible from the 2 properties to the east. In addition, it does not appear as though there are any similar type structures in the area, that are constructed of metal and not compatible with the principal structure in terms of materials.

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 the reduced setback for the carport is excessive in that it has reduced the setback by 80 percent. In addition, it is only 1 foot from the easterly neighbors rear yard, which negatively impacts that neighbor.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Paint the structure to match the color of the principal dwelling.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIA GODOY

CONTACT: MARIA GODOY, 6866 SUNCREST AVE, LAS VEGAS, NV 89156

02/15/22 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

CRAIG RD/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-21-400189 (WS-19-0727)-TWIN TOWERS LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.2 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/nr/jo (For possible action)

RELATED INFORMATION:

APN:
140-05-211-002

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 4522 N. Lamb Boulevard
- Site Acreage: 1.2
- 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 submitted with the original application show 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 with the adjacent parcel to the south.

Landscaping

The original plans depict a 15 foot wide landscape area with a detached sidewalk 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 original plans show 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 proposed 17,500 square foot building consists of a showroom, vehicle bays in the shop area, engine room, parts room, breakroom, offices, conference room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400137 (WS-19-0727):

Current Planning

- Until November 5, 2022 to commence and review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-19-0727:

Current Planning

- 1 year to review as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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 application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests an application review per the condition of ET-20-400137 and the original application WS-19-0727. The applicant has indicated that the approved use has commenced.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| ET-20-400137 (WS-19-0727) | First extension of time for a vehicle repair facility | Approved by PC | January 2021 |
| WS-19-0727 | Reduced parking with a vehicle repair facility | Approved by PC | November 2019 |
| 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 | Business Employment | M-D | Undeveloped |
| South | Business Employment | M-D | Undeveloped & retail |
| East | Business Employment | 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

Title 30 standards of approval for an application for review 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 since the original approval.

Since the approval of the original waiver of development standards and design review in November of 2019 and extension of time requested in 2020 the use has commenced. Staff notes that there have been no CCPRO violations associated with this site; therefore, staff can support the review and removal of the time limit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SIN CITY DIESEL PERFORMANCE

**CONTACT: SIN CITY DIESEL PERFORMANCE, 4522 N. LAMB BLVD, LAS VEGAS,
NV 89115**

02/15/22 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

LOS FELIZ ST/KELL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0731-LAGUNA RICARDO & MARISELA:

USE PERMIT for an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a collector street; and 2) allow 2 driveways in conjunction with a proposed single family residence and proposed accessory structure on 1.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/jt/jo (For possible action)

RELATED INFORMATION:

APN:

140-23-401-002

USE PERMIT:

1. a. Allow a 4,800 square foot accessory structure where an accessory structure cannot exceed one half the footprint (1,751 square feet) of the principal dwelling (3,503 square feet) per Table 30.44-1 (a 174% increase).
- b. Allow a 4,800 square foot accessory structure where the cumulative area of all accessory structures cannot exceed the footprint of the principal dwelling (3,503 square feet) per Table 30.44-1 (a 37% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a single family residence to access a collector street (Los Feliz Street) where not allowed per Section 30.56.080.
2. Allow a single family residence with 2 driveways where 1 driveway is the maximum per Uniform Standard Drawing 222 (a 100% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATES NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Single family residence and accessory structure

Single Family Residence

- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 4,616

Accessory Structure

- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,800

Site Plan

The site plan depicts a proposed single family residence and accessory structure. The single family residence is in the northeast portion of the site, set back 20 feet from the north property line along Kell Lane and 40 feet from the east property line along Los Feliz Street. Access is provided from Los Feliz Street, a collector street, which requires a waiver of development standards since the site could take access from a local street (Kell Lane) to the north.

The accessory structure is 8 feet south of the single family residence, 40 feet from the east property line along Los Feliz Street, and 10 feet from the south property line. Both the single family residence and the accessory structure are over 190 feet from the west property line. A second driveway provides access from Los Feliz Street to the accessory structure, and a waiver of development standards is necessary to allow the second driveway. Both the driveways include turnouts for on-site turnarounds so vehicles will not back out onto Los Feliz Street.

Landscaping

Trees and shrubs are depicted along the north property line, adjacent to Kell Lane, and along the east property line, adjacent to Los Feliz Street.

Elevations

The single family residence is approximately 29 feet high to the top of a slanted standing seam metal roof. Various metal roofs are provided at different heights to help reduce the visual mass of the residence. Exterior siding will include painted stucco. An exterior staircase is located on the south side of the residence, which provides access to a balcony that wraps around the south, east, and west sides of the residence.

The accessory structure includes a single pitched metal roof for the entire building at a height of approximately 22 feet. There is no variation in the roofline or exterior of the building to reduce the visual mass. Exterior materials include painted stucco, and the east side of the building, which faces Los Feliz Street, includes covered entryways over the front door and garage door with stone veneer columns. A band of stucco painted accent color wraps around the base of the building.

Floor Plans

The first floor of the single family residence includes an entryway, laundry room, kitchen, dining room, theater, office, living room, bedroom, restroom, and garage. The footprint of the first floor

is 3,503 square feet. The second floor includes a master bedroom, bathroom, and closet. Total area of the residence is 4,616 square feet.

The accessory structure is 4,800 square feet and includes an open floor plan.

Applicant's Justification

According to the applicant, the property owner is a professional athlete who requires larger sized fitness equipment than would fit in a typical accessory structure. Both the residence and the accessory structure will include similar exterior materials consisting of metal roofs and painted stucco exteriors with stone and wood accents. Lastly, the applicant indicates that the area is rural in nature and the access from the collector street with 2 driveways will not create any negative impacts.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|---|
| North | Ranch Estates Neighborhood (up to 2 du/ac) | R-E | Single family residential |
| South & west | Ranch Estates Neighborhood (up to 2 du/ac) | R-E | Undeveloped |
| East | Ranch Estates Neighborhood (up to 2 du/ac) | R-E | Single family residential & undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Although the immediate parcels to the west and south are undeveloped, the surrounding area farther north and west consists of completely developed residential subdivisions. Farther south and east remains a mixture of single family residences and undeveloped parcels; however, there are no large accessory structures in this area comparable to the proposed accessory structure.

Policy 6.2.1 of the Master Plan encourages context sensitive design. The proposed accessory structure is not compatible with the established neighborhood in terms of the design, scale, and bulk. In fact, the location of the accessory structure along Los Feliz Street will create a visually dominating building, and the proposed building contains minimal architectural elements to provide visual relief and break-up the apparent mass of the building. Furthermore, due to the slope of the land from east to west, the accessory building will also be easily visible for the residents farther west. As a result, staff cannot support the use permit to increase the size of the

accessory structure since it does not comply with Policy 6.2.1, and it is not compatible with the established neighborhood.

Waivers of Development Standards

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

Waiver of Development Standards #1

If a parcel is adjacent to a residential local street, Title 30 requires that access be provided from the local street rather than a collector or arterial street. The north side of the parcel is adjacent to Kell Lane (a residential local street), and access could be provided from Kell Lane rather than Los Feliz Street, which is a collector street. Furthermore, only 3 single family residences take access from Los Feliz Street in this area, which are located north of the site. Additional direct residential access could create traffic conflicts with vehicles traveling between Owens Avenue to the south and Lake Mead Boulevard to the north; therefore, staff cannot support this waiver of development standards to allow access from Los Feliz Street.

Public Works - Development Review

Waiver of Development Standards #2

Staff concurs with Planning's analysis regarding access to Los Feliz Street. Since the parcel has significant frontage on Kell Lane, there is no reason to not place the driveways on that street, especially when considering that not only is Los Feliz Street a collector street, but it is fully improved to the north and east of the subject site. Staff finds that there should not be any driveways on Los Feliz Street.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW-21-16810;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAILEY R SHINTON

CONTACT: HAILEY SHINTON, ACG DESIGN, 4310 CAMERON ST, SUITE 12-A, LAS VEGAS, NV 89103

DRAFT

02/16/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

TROPICAL PKWY/SHATZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0751-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:

USE PERMIT for a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 18.4 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the north side of Tropical Parkway and the east side of Shatz Street within Sunrise Manor. MK/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

123-27-601-002; 123-27-601-003; 123-27-601-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (5 foot retaining/6 foot screen) where 9 feet (3 foot retaining/6 foot screen) is permitted per Section 30.64.050 (a 22% increase).
2. Reduce the throat depth for driveways along Shatz Street to 9.5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 7.3 feet where 3 feet is the standard per Section 30.32.040 (a 143% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6550 Tropical Parkway
- Site Acreage: 18.4
- Project Type: Distribution center
- Number of Stories: 1

- Building Height (feet): 49
- Square Feet: 408,566
- Parking Required/Provided: 205/207

Site Plans

The plans depict a 408,566 square foot distribution center set back approximately 51 feet from the north property line, 53 feet from the south property line, 194 feet from the east property line, and 78 feet from the west property along Shatz Street. Loading docks are on the east side of the building, not directly visible from the street, and parking is provided on all sides of the building. The site is accessed by 1 driveway on Tropical Parkway, 1 driveway on Azure Avenue, and 3 driveways on Shatz Street. The driveways along Shatz Street have a throat depth of 9.5 feet, which necessitates a waiver of development standards. A retaining wall up to 5 feet is located on the southeastern portion of the site. NV Energy has agreed to relocate the existing power lines to the southern portion of the property.

Due to the proximity of the project to the City of North Las Vegas, this proposal is a project of regional significance. The proper notification has been provided and the appropriate RISE reports have been accepted.

Landscaping

Landscaping is provided per Code, including a landscape strip and attached sidewalk along Azure Avenue and Shatz Street. Landscaping with a detached sidewalk is provided along Tropical Parkway. Parking lot landscaping is shown within landscape fingers throughout the site.

Elevations

The height of the distribution center is 49 feet. The exterior finishes consist of painted precast concrete panels with horizontal and vertical banding and articulation. Glazing and exterior canopies are located at the 3 major entries along Shatz Street, along with a varied roofline to highlight the entry point. Roll-up loading doors are located on the east elevation.

Floor Plans

The plans show an open floor plan with office areas at the 3 points of entry on the west side of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed distribution center is appropriate at this location, will not have an adverse impact to surrounding properties, is adequately served by utilities and services, and is in harmony with the purpose and goals of the Master Plan and Title 30. The design review for increased finished grade and waiver of development standards for increased retaining wall height is due to the topography and drainage of the site. The applicant indicates the reduced throat depth should not have a negative impact due to additional landscaping opposite of the

driveways which increases the queuing area and also, parking is not provided opposite of the driveway entrances to reduce potential conflicts at the driveways.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|-----------|
| VC-0319-91 | Variance and design review for an office/warehouse in conjunction with an automobile dismantling yard - expired | Approved by PC | June 1991 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|---|
| North | City of North Las Vegas | N/A | Distribution center |
| South | Business Employment | M-2 | Outside storage |
| East | Business Employment | M-2 | Outside storage, distribution center, & undeveloped |
| West | City of North Las Vegas | N/A | Distribution center |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A use permit is required for all uses within the M-2 zoning district. As this is an intense industrial area, the use permit allows for a review of surrounding uses to ensure compatibility with the proposed use. The surrounding uses include a majority of distribution centers and warehouse, including warehouses related to the Las Vegas Speedway. The proposed distribution center is compatible and will not have a negative impact on the surrounding area. Staff supports the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The site has a significant change in grade across the site, necessitating increased height for retaining walls. The tallest retaining walls are located on the southeastern portion of the site and should not have a negative impact on the adjacent outside storage yard; therefore, staff supports the request.

Design Review #1

Exterior elevations of the distribution center provide decorative elements along with extensive landscaping which provide an appealing streetscape. Loading docks are oriented away from the street, and the design and circulation of the site is functional and is in compliance with Code. Staff supports the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff does not object to the request to reduce the throat depths for the 3 driveways on Shatz Street. The applicant provided additional landscape and hardscape areas near the 3 driveways, which will provide enough space for vehicles to safely exit the right-of-way before encountering any on-site conflicts.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0285-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RREEF C/P/F 6550 TROPICAL PARKWAY, LLC

CONTACT: G. C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014