



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 1, 2024

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: Harry William, Chair
 Sondra Cosgrove, Vice-Chair
 Paul Thomas, Member
 Earl Barbeau, Member
 Stephanie Jordan, 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.covington@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 OF COUNTY COMMISSIONERS

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

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

KEVIN SCHILLER, County Manager

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 December 14, 2023. (For possible action)
- IV. Approval of the Agenda for February 1, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

VI. Planning and Zoning

02/06/24 PC

1. **UC-23-0818-SANTIBANEZ JOSE ISABEL & ESTRADA MARICELA:**
USE PERMIT to allow non-decorative accessory structures not architecturally compatible with the principal building.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setbacks; **2)** reduce side street setbacks; **3)** reduce interior side setbacks; **4)** reduce street setbacks; and **5)** reduce separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the north side of Judson Avenue and the east side of Gateway Road within Sunrise Manor. TS/dd/syp (For possible action)**02/06/24 PC**
2. **UC-23-0834-KURSCHNER THOMAS & K FAM TR & KURSCHNER THOMAS & KATHERINE TRS:**
USE PERMITS for the following: **1)** supper club; and **2)** hookah lounge.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a commercial center on 3.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Sahara Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/syp (For possible action)**02/06/24 PC**
3. **WS-23-0731-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Evening Dew Drive, approximately 330 feet south of Oakleigh Drive within Sunrise Manor. TS/mh/syp (For possible action)
02/06/24 PC
4. **WS-23-0836-BROWN MARY ERNESTINE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce street landscaping; **3)** waive landscape buffer; **4)** driveway geometrics; and **5)** commercial curb returns.
DESIGN REVIEW for vehicle sales on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Gateway Road within Sunrise Manor. TS/rr/syp (For possible action)
02/06/24 PC

02/07/24 BCC

5. **VS-23-0848-WHITING VEGAS:**
VACATE AND ABANDON a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file). TS/sd/syp (For possible action)**02/07/24 BCC**
6. **WS-23-0847-WHITING VEGAS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/jo (For possible action) **02/07/24 BCC**

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KEVIN SCHILLER, County Manager

7. **WC-23-400170 (ZC-0380-05)-EMA HOLDINGS, LLC SERIES D:**
WAIVER OF CONDITIONS of a zone change requiring the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in conjunction with a proposed outside storage yard with a watchman's trailer on 2.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 400 feet east of Puebla Street within Sunrise Manor. MK/mh/syp (For possible action) **02/07/24 BCC**
8. **WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative driveway geometrics; and **3)** gated access.
DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS/bb/syp (For possible action) **02/07/24 BCC**

02/20/24 PC

9. **PA-23-700055-GTL PROPERTIES, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres. Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Enterprise. TS/rk (For possible action) **02/20/24 PC**
10. **ZC-23-0931-GTL PROPERTIES LLC:**
ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a restaurant; and **3)** a multiple family residential development on 3.2 acres. Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action) **02/20/24 PC**
11. **UC-23-0898-MER-CAR CORP:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; and **4)** vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** increase building height; **3)** allow non-standard improvements within the right of way; and **4)** allow modified street standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping **2)** convenience store; **3)** gasoline store; **4)** vehicle wash; and **5)** vehicle maintenance in conjunction with a commercial development on 3.8 acres in an H-2 (General Highway Frontage) and an H-1 (Limited Resort and Apartment District) Zone. Generally located on the northeast corner of Lamb Boulevard and Boulder Highway within Sunrise Manor. TS/jud/syp (For possible action) **02/20/24 PC**
12. **UC-23-0936-JSAKN LLC:**
USE PERMIT for alternative design standards on 0.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone. Generally located 500 feet west of Lamb Boulevard and 700 feet north of Alto Avenue within Sunrise Manor. WM/tpd/ng (For possible action) **02/20/24 PC**
13. **WS-23-0626-NARANJO CARMEN A & MARIA V:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an existing accessory building (storage shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS/mh/syp (For possible action) **02/20/24 PC**

02/21/24 BCC

14. **VS-23-0940-HADDAD IYAD:**
VACATE AND ABANDON a portion of right-of-way being Pariva Street between Cartier Avenue and Carey Avenue; a portion of right-of-way being Cartier Avenue between Lamb Boulevard and Abels Lane; a portion of right-of-way being Lamb Boulevard between Cartier Avenue and Carey Avenue; and a portion of right-of-way being Abels Lane between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rp/syp (For possible action) **02/21/24 BCC**

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KEVIN SCHILLER, County Manager

15. **WS-23-0939-HADDAD IYAD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street; **2)** allow modified driveway design; **3)** turnaround for a non-through street; and **4)** reduce driveway departure distance from the intersection.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 15.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Lamb Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/lm/syp (For possible action)**02/21/24 BCC**
16. **ZC-23-0791-CYCLONE D G, LLC:**
ZONE CHANGE to reclassify 0.2 acres from R-E (Rural Residential Estate) Zone to C-2 (Commercial General) Zone for a restaurant expansion.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; **2)** allow modified street standards; and **3)** allow modified driveway design standards.
DESIGN REVIEW for an expansion in conjunction with an existing restaurant on 0.7 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road within Sunrise Manor (description on file). WM/bb/syp (For possible action) **02/21/24 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/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 15, 2024.

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

December 14, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan – Member-PRESENT
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member– PRESENT Roxy Pais

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison:

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 the November 30, 2023 Minutes

Moved by: Ms. Cosgrove
Action: Approved
Vote: 5-0/Unanimous

IV. Approval of Agenda for December 14, 2023

Moved by: Mr. Barbeau
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: None

VI.

Planning & Zoning

01/03/24 BCC

- I. **ET-23-400164 (UC-22-0020)-GREEN MINI STORAGE, LLC:**
USE PERMIT FIRST EXTENTION OF TIME for a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate pedestrian walkways; **2)** parking lot landscaping; **3)** alternative street landscaping; and **4)** increase retaining wall height.
DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Hollywood Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/jm/syp (For possible action) 01/03/23 BCC

Moved by: Ms. Cosgrove
Action: Approved per staff conditions
Vote: 4-0/Unanimous

- VII.** General Business: None
- VIII.** Public Comment: Mr. Barbeau gave a “shout out” to board member Ms. Cosgrove for Being in the paper for a good cause and he also referred to an article in the RJ “District recruiters come up empty at the beach”.
- IX.** Next Meeting Date: The next regular meeting will be January 11, 2024
- X.** Adjournment
The meeting was adjourned at 6:41 pm

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0818-SANTIBANEZ JOSE ISABEL & ESTRADA MARICELA:

USE PERMIT to allow non-decorative accessory structures not architecturally compatible with the principal building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setbacks; **2)** reduce side street setbacks; **3)** reduce interior side setbacks; **4)** reduce street setbacks; and **5)** reduce separation in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone and an R-E (Rural Estates Residential) (AE-65) Zone.

Generally located on the north side of Judson Avenue and the east side of Gateway Road within Sunrise Manor. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-502-030

USE PERMIT:

1. a. Allow accessory structures that are not architecturally compatible with the principal residence where architectural compatibility is required per Table 30.44-1.
- b. Allow non-decorative metal accessory structures where decorative metal is required per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front yard setback for an existing accessory structure (large carport) to 5 feet where 40 feet is required per Table 30.40-2 (an 88% reduction).
- b. Reduce the front yard setback for an existing accessory structure (small carport) to 27 feet where 40 feet is required per Table 30.40-2 (a 33% reduction).
2. a. Reduce the side street setback for an existing accessory structure (large carport) to 6 feet where 10 feet is required per Table 30.40-2 (a 40% reduction).
- b. Reduce the side street setback for an existing accessory structure (storage building) to 5 feet where 10 feet is required per Table 30.40-2 (a 50% reduction).
- c. Reduce the side street setback for an existing principal structure (single family residence) to 6 feet where 15 feet is required per Table 30.40-2 (a 60% reduction).
3. Reduce the interior side setback for an existing accessory structure (casita) to 2 feet where 5 feet is required per Table 30.40-2 (a 60% reduction).
4. Reduce the required street setback for an existing accessory structure (large carport) to 5 feet where 10 feet is required per Section 30.56.040(d) (a 50% reduction).

5. a. Reduce the building separation between an accessory structure (large carport) and the residence to 2 feet where 6 feet is required per Table 30.40-2 (a 66% reduction).
- b. Reduce the building separation between an accessory structure (small carport) and the residence to 2 feet where 6 feet is required per Table 30.40-2 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4018 Judson Avenue
- Site Acreage: 0.5
- Project Type: Accessory structures
- Number of Stories: 2 (single family residence)/1 (carports)/1 (casita)/1 (storage building)/1 (agricultural building)
- Building Height (feet): 22 (single family residence)/11 (carports)/11 (casita)/11 (storage building)/9 (agricultural building)
- Square Feet: 3,181 (single family residence)/1,080 (large carport)/360 (small carport)/792 (casita)/176 (storage building)/1,496 (agricultural building)

Site Plans

The site plan depicts an existing single family residence with an agricultural building, a casita, 2 carports, and a storage building. The site plans also indicate that an addition to the home was recently completed. This addition is located on the western half of the property adjoining the main residence, and measures 34 feet long and 23 feet wide. The existing residence and its accompanying accessory structures are accessed via Judson Avenue, where there are 2 sliding gates that grant access to a circular driveway.

The largest accessory structure on site is an agricultural building used for the keeping of large livestock (2 horses). Located in the far northeast corner of the property, the structure is set back 5 feet from the rear property line, 5 feet from the interior side, 20 feet from the existing residence, and 17 feet from the casita to the south.

The casita is centrally located on the eastern portion of the property and is set back 2 feet from the eastern property line, 23 feet from the existing residence, and 17 feet from the agricultural building located in the rear of the property.

The larger of the 2 carports is located south of the new addition, on the southwest corner of the property. It is set back 5 feet from the southern property line along Judson Avenue, 6 feet from the property line along Gateway Road, and 2 feet from the new home addition. The smaller carport is centrally located on the site, just south of the existing residence. It is set back 27 feet from the front property line and 2 feet from the existing residence.

The storage building is located in the northwest corner of the property and is 5 feet from the property line along Gateway Road and 13 feet from the existing residence.

Landscaping

Landscaping exists within the front yard and throughout the entirety of the property. No changes to the landscaping are proposed nor required with this application.

Elevations

The single family home is constructed of painted stucco with a vinyl roof. The tallest structure on site is the existing residence with a second story height of 22 feet.

The agricultural building is constructed of unpainted CMU block, wood, and metal sheeting for roofing. It is listed on plans as being 9 feet tall and is the shortest of all the structures on site.

The casita is architecturally compatible with the principal residence, being constructed of stucco and painted to match. The casita is listed as being 11 feet tall.

Both of the carports are constructed of metal supports and sheet metal for roofing. The larger carport is listed as 11 feet tall while the smaller carport is listed as 10 feet tall.

The storage building has been finished with stucco but is unpainted and has sheet metal roofing. The storage building is listed as 11 feet tall.

Applicant's Justification

The applicant states that the various structures around the property and the addition to the home were constructed so that their family could stay with them.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E & R-E (AE-65)	Single family residential

Clark County Public Response Office (CCPRO)

CE22-19818 is an active case for unpermitted structures.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Architectural compatibility and building design standards are implemented to ensure that development within the urban area is visually appealing. In this case only the casita is architecturally compatible with the principal structure, while the rest are constructed with CMU block and sheet metal. For these reasons, staff cannot support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Setbacks from property lines and required separations from buildings are essential to ensure that a property is safe and visually appealing. In this case there are numerous setbacks that are not being met, which could create safety issues and detract from the aesthetics of the area. For these reasons, staff cannot support these waiver requests.

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:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised that the application must be completed within 1 year or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the southwest corner of the site.

Fire Prevention Bureau

- 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 ISABEL SANTIBANEZ

CONTACT: JOSE SANTIBANEZ, 4018 JUDSON AVE, LAS VEGAS, NV 89115

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 #)	STAFF APP. NUMBER: <u>UC-23-0818</u> DATE FILED: <u>11/30/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1/11/2024</u> PC MEETING DATE: <u>2/16/2024</u> BCC MEETING DATE: _____ FEE: <u>\$1,950.00</u>
	PROPERTY OWNER NAME: <u>Jose Santibanez</u> ADDRESS: <u>4018 Judson Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>702-306-4815</u> CELL: <u>702-306-4815</u> E-MAIL: <u>asantivanez82@gmail.com</u>
	APPLICANT NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-19-502-030

PROPERTY ADDRESS and/or CROSS STREETS: Judson Avenue & Gateway Road

PROJECT DESCRIPTION: Carports, Casita, & Home Addition

(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.

Property Owner (Signature)* _____

Property Owner (Print) _____

(see attached)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

*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.

Hi I am writing this justification letter for four additions added to my property. First addition is the casita at the east end of the property. Second is the metal carport in front of the main house. Third is the metal carport at the west end of the house. Fourth is the new addition added to the main house. That was constructed for my parents as we wanted to keep the family close. The metal carports keep the vehicles safe and protected from rain, high heat, and gives shade for cars.

1. We need to waive the front setback for both carports. the small carport has a 27.3 feet front setback and the large carport has a 5.2 feet front setback. the required setback is 40 feet.
2. We need to waive the separation distance from the main house to small carport. The separation distance is 2 feet where 6 feet is required.
3. We need to waive the separation distance from the attached addition to the large carport. the separation distance is 2 feet where 6 feet is required.
4. We need to waive the side corner setback for the large carport and the shed. the large carport has a setback of 6.6 feet and the shed has a side corner setback of 5 feet where 10 feet is required.
5. We need to waive the side corner setback of the attached addition to be 6.4 feet where 15 feet is required.
6. We need to waive the interior side setback for the casita to be 2 feet where 5 feet is required.

Also, waiver of development for single family residential design standards and special use permit for architectural incompatible structures. also applying for a special use permit because the accessory structure is more than half the foot print of the house. plus, the accessory structure exceeds the total foot print of the house.

PLANNING
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0834-KURSCHNER THOMAS & K FAM TR & KURSCHNER THOMAS & KATHERINE TRS:

USE PERMITS for the following: 1) supper club; and 2) hookah lounge.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a commercial center on 3.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Sahara Avenue and the east side of Lamb Boulevard within Sunrise Manor. TS/jm/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-110-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of required parking spaces to 153 spaces where 195 spaces are required per Table 30.60-1 (a 26% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4225 E. Sahara Avenue
- Site Acreage: 3.3
- Project Type: Supper club and hookah lounge
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 5,848 (leased space)
- Parking Required/Provided: 195/153

Site Plan

The site is located on the southeast corner of Sahara Avenue and Lamb Boulevard. The plan depicts a 5,848 square foot suite located on the southeast corner of an existing 24,928 square foot "L" shaped commercial complex which will be used for a supper club and hookah lounge. Parking surrounds the building. An existing 10,890 square foot building is located on the southeast corner of the site which is used for auto repair. This site is adjacent to an office/warehouse to the east which is not a part of this application.

Parking has been calculated per a 5,848 square foot restaurant, the remainder of the building per retail/office, and the second building is calculated per auto repair. The total required number of spaces is 195 spaces, where 153 spaces are provided. In 2012 UC-0722-12 was approved for commercial uses within the “L” shaped building but did not include the tavern and hookah lounge; therefore, a second application, UC-14-0027, was approved for the current use, which has expired.

Approval of this application will allow for all commercial uses, such as but not limited to office, retail, restaurant, and related facilities, without further land use applications for such uses. In addition, the 2012 approval intended to treat the “L” shaped building as if it was a shopping center where calculations of each use are not required. In 2017 a place of worship was approved using the approved parking calculation as a shopping center, without requiring a separate calculation for each use. No additional land use applications are required for this site.

Landscaping

There are no proposed changes to the landscaping as part of this application.

Elevations

Photos of the façade and the original drawing of the building elevations show an existing 1 story building with pale gray stucco walls with an inset covered colonnade on the front of the building. No changes to the façade are being proposed.

Floor Plans

The floor plans show a 5,848 square foot leased space with a VIP area, kitchen, main dining area, restrooms, bar, office space, hookah lounge, and walk-in cooler.

Applicant’s Justification

The applicant states a use permit for these uses was approved via UC-0027-14 and they commenced operation. However, due to the pandemic they were forced to close for approximately 2 years. Upon attempting to reopen the venue they were informed that the use permit had expired and a new use permit would be necessary to reopen. An approved use permit will also allow their business and liquor licenses to be approved. The applicant is also requesting a waiver to reduce parking stating that they are sharing parking with businesses that will be closed during their projected peak evening hours, allowing them to utilize spaces that would otherwise be occupied.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1120-17	Place of worship with a food bank and secondhand sales	Approved by PC	February 2018
UC-0027-14	On-premises consumption of alcohol (tavern) and restaurant with a waiver to reduce parking	Approved by PC	March 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0722-12	Retail, office, restaurant, banquet facility, personal services, and on-premises consumption of alcohol (service bar) in different suites within Building A with a waiver to reduce parking	Approved by PC	January 2013
UC-0449-11	On-premises consumption of alcohol (service bar) in conjunction with an existing restaurant located in the northeastern portion of Building A	Approved by PC	November 2011
UC-1143-00	Switching facility for fiberoptic communications	Approved by BCC	August 2000
ZC-025-85	Reclassified the site and properties to the east from R-E and C-1 to M-D zoning for a shopping center and office/warehouse complex	Approved by BCC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gas station, & retail
South	Public Use	M-D	Drainage channel
East	Business Employment	M-D	Warehousing
West	Corridor Mixed Use	C-2	Telecommunication facility

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The use is compatible for the intersection of the arterial streets. Staff finds that due to the applicant having had an approved prior land use for the same business at the same location, UC-0027-14, and no current code enforcement cases are pending, staff can again support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

If the commercial building was 72 square foot larger, the building would meet the definition of a shopping center and the parking calculation would be reduced. The 72 square feet is insignificant and will not impact the parking on site. The site has existed with these uses without an issue for several years. In addition, the supper club use shares parking with businesses that typically will be closed during peak hours; therefore, staff can support the 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: ORINOCO LLC

CONTACT: GUILLERMO PADILLA, ORINOCO LLC, 869 LANTHAM PL, LAS VEGAS,
NV 89110

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

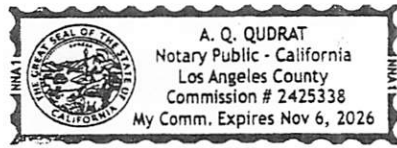
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 #)	STAFF APP. NUMBER: <u>23-0834</u> DATE FILED: <u>12/7/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1/11/24</u> PC MEETING DATE: <u>2/6/24</u> BCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>THOMAS & KATHERINE KURSCHNER FAMILY TRUST</u> ADDRESS: <u>2773 CLARAY DR</u> CITY: <u>LOS ANGELES</u> STATE: <u>CA</u> ZIP: <u>90077</u> TELEPHONE: <u>310-475-2084</u> CELL: <u>310-890-1614</u> E-MAIL: <u>kurschnertom@gmail.com</u>
	APPLICANT NAME: <u>ORINDO LLC</u> ADDRESS: <u>4225 E SAHARA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-927-7702</u> CELL: _____ E-MAIL: <u>rumba.nc@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-08-110001 and 16108110002
 PROPERTY ADDRESS and/or CROSS STREETS: 4225 E SAHARA AVE, LAS VEGAS, NV 89104 SUITE 17
 PROJECT DESCRIPTION: Tavern, Hookah lounge, Restaurant and Night Club

(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.

Thomas Kurschner Thomas Kurschner Trustee
 Property Owner (Signature)* Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 SUBSCRIBED AND SWORN BEFORE ME ON 11/07/2023 (DATE)
 By A. Q. QUDRAT
 NOTARY PUBLIC: _____ EXP. NOV. 6 2026



*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.

ORINOCO LLC

December 5, 2023

Clark County Development Services
500 Grand Central Parkway
Las Vegas, NV 89155

Re: Request use Permit for Tavern, Hookah Lounge, Restaurant and Night Club
Dba La Rumba
Use Permit For: 4225 E. Sahara Ave. Suite 17 Las Vegas, NV APN: 161-08-110-001

Use permit UC-0027-14 was issued on March 2014 for the above location, but unfortunately with the Pandemic this location was force to close and it's been close for about 2 years. I was not aware that the use permit had expired and I purchase this business without being informed.

This letter is written on behalf of the applicant Orinoco LLC dba "La Rumba" and shall serve as the required Justification letter. This property is in the M-D Zone. The hours of operations are 24 hours a day and will be open Monday through Sunday.

There will be no proposed changes to parking, landscaping or elevations. La Rumba is applying for four special use permits.

1. Consumption of alcohol as a tavern. The residential properties are separated by collector streets, Sahara Avenue and Lamb Boulevard.
2. Restaurant. La Rumba will be open 24 hours and will serve food and alcohol throughout the evening.
3. Hookah Lounge.
4. Night Club.

There will not be any live entertainment outdoors. We understand that there is not enough parking, but our business hours will begin after 6 p.m. when other business close.

Base on La Rumba main focus the consumption of alcohol and food it's being considered that the peak or busy time will be the evening hours just when the neighboring businesses will begin closing for the day. In addition there will be a VIP area that clients can reserve and have bottle service.

Building A 7048 sq. ft. 10 per 1000 and 70 stalls for restaurant/night club and 19080 sq. ft. 4 per 100 for retail and 76 stall for retail/office. Building B 10890 sq. ft. 5.5 per 1000 ad 60 stalls for auto repair for a total of 206 stalls for both building. Referring to the site there are 153 parking stalls provided. Included new parking calculation.

This business is a social venue where people come to gather and enjoy beverages, food, it has a relax atmosphere and could it bring potential jobs and entertainment for the people in the neighborhood and surroundings. To open our business will need between 8 -10 employees to fill in for cook, barman, servers, busboy, janitor service, entertainers, security.

If you have additional questions regarding this matter please feel free to contact us at the number below. In advance thank you for your time and effort for my business.

Sincerely,

Orinoco LLC

**CIVIL
ENGINEERING**

23-0834

October 3, 2023

Attn: Public Works
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Whiting Bros. Mini Storage
APR-23-101280
APN: 161-10-602-004

To Whom It May Concern,

Please let this letter serve as a justification for the request to Vacate and Abandon 5 ft of right-of-way along Tree Line Drive and Vegas Valley Street for detached sidewalks. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, Principal, IZ design studio

US-23-0848

**PLANNER
COPY**

**PLANNER
COPY**

WS-23-0847

IZ design studio
design...sustainability...architecture.

October 27, 2023

Attn: Planner, Clark County Planning

Re: Mini-Warehouse – Waiver of Development Standards, Design Review, and Vacation & Abandonment

APN: 161-10-602-004

Application #: APR-23-101076, 23-101280

WS/DR

VS

Previously WS/DR-22-0156

To Whom It May Concern:

We are submitting for a Design Review to provide an updated design which has been adjusted due to a Clark County Public Works project which borders our property along Vegas Valley Drive. The timeline of that project would prohibit development of our parcel so we are revising the site to have the longer buildings on the north and will develop the north half of the property in the first phase and develop the south half once the county drainage project has been completed.

The originally submitted project was approved under county number WS-22-0156.

We are proposing eight separate buildings on site. **Building 2** will include the office, manager's unit, and storage. The remaining seven buildings will only contain storage.

We are proposing to break the project into 2 phases, the first phase will include buildings 2, 4, 6, and 7 and the second phase will include buildings 1, 3, 5, and 8.

The buildings will be built with decorative metal siding and decorative metal roofs. Design will not utilize parapets and condensing units for the conditioned areas will be ground mounted.

Street Landscape will be per 30.64-17 with detached sidewalks along Vegas Valley drive, tying into the residential development to the east and along Tree Line Drive tying in to the north. We will provide a landscape buffer along the north and east property lines which will be placed against the existing 6' minimum decorative buffer walls between this property and the existing residential developments.

Drive aisles throughout the storage facility will provide a minimum of 27 feet between units and landscape areas.

Existing zoning is M-1, Light Manufacturing District, and our proposed Mini-Warehouse use is a permitted use within this zone.

As per our previously approved Design Review, our throat depth remains at **16 foot 8 inches** as shown on our site plan. We are again requesting a waiver of development standards.

With our design revised per the completed drainage study and the Vegas Valley Stormwater project, we are requesting a *design review to increase the finished grade over the maximum 36 inches*. We are requesting a maximum fill height of 6 feet(72 inches) to allow for minor modification of the design as the project progresses. Our current cross sections are showing a max fill height of 5.13 feet. We are working to reduce the amount of fill as much as possible below this number.

New request since 2022



Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, Principal, IZ design studio

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0731-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory structure in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Evening Dew Drive, approximately 330 feet south of Oakleigh Drive within Sunrise Manor. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:

140-26-311-059

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).
- b. Reduce the rear setback for an accessory structure to zero feet where a minimum of 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 956 Evening Dew Drive
- Site Acreage: 0.5
- Project Type: Accessory structure (raised patio)
- Building Height (feet): 8
- Square Feet: 180

Site Plans

The plans show an existing 1 story residence with a retaining wall stretching across the rear yard of the property. The rear yard also features a 3 foot wide stairway leading uphill to a 180 square foot raised patio that is set back 3 feet from the rear property line. The platform is located immediately to the side of the stairway, which runs along the side property line with a zero foot setback. The waiver of development standards is necessary because the retaining walls that create the flat surface for the patio exceed 6 feet in height within 5 feet of the side and rear property lines.

Landscaping

There are existing trees and shrubs in the front yard of the property, along with a 4 foot landscape strip along the north property line. There are no proposed or required changes to landscaping as part of this application.

Elevations

The plans show an 8 foot high raised patio constructed of brick and concrete, with pavers on the top. The wall of the platform is 8 inches thick and wraps around the platform area, with a center filled with concrete.

Applicant's Justification

The applicant states that contractors were hired to obtain building permits and construct the platform, but building permits were never issued for the construction of the platform. A letter of approval from one of the neighbors has also been provided by the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1719-98	Changed the name for an existing public street presently known as Los Feliz Street	Approved by BCC	December 1998
WT-1681-98 (FM-0258-95)	Second waiver to extend the time limit on off-site improvement permits for up to 2 years	Approved by BCC	November 1998
WT-2081-97 (FM-0258-95)	First waiver to extend the time limit on off-site improvement permits for up to 2 years	Approved by BCC	January 1998
FM-0258-95	Single family residential subdivision	Approved by PC	November 1995

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE20-18336 is an active code enforcement case on the property for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the platform was constructed without building permits or approval for reduced setbacks. Although one neighbor has indicated that they have no objection to the platform, the applicant has not proposed any mitigating measures that would limit the potential adverse impacts on other properties; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process.
- Applicant is advised that the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JACQUELINE CRAM

CONTACT: JACQUELINE CRAM, JTB LANDSCAPERS, 518 MOUNTAIN ESTATES DR,
LAS VEGAS, NV 89110

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>LA WS-23-0731</u> DATE FILED: <u>10/23/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1-11-24</u></p> <p>PC MEETING DATE: <u>2-6-24</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 775</u></p>
PROPERTY OWNER	<p>NAME: <u>Jacqueline Cram</u></p> <p>ADDRESS: <u>956 Evening Dew</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>702 600 4866</u> CELL: <u>702 497 5537</u></p> <p>E-MAIL: <u>SmilinJack7@gmail.com</u></p>	
APPLICANT	<p>NAME: <u>Same as property owner</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>	
CORRESPONDENT	<p>NAME: <u>Same as property owner</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>	

PLANNED COPY

ASSESSOR'S PARCEL NUMBER(S): 140-26-311-059

PROPERTY ADDRESS and/or CROSS STREETS: 956 evening dew Las Vegas NV 89110

PROJECT DESCRIPTION: waiver of development standards to reduce setback

(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.

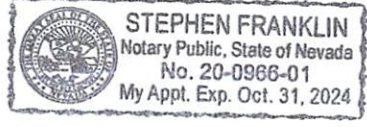
Jacqueline Cram Property Owner (Signature)* Jacqueline A. Cram Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 1 2022 (DATE)

By Jacqueline A. Cram

NOTARY PUBLIC: Stephen Franklin



*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.

23-0731

Megan Cram

518 Mountain Estates Dr

Las Vegas NV 89110

RE: Justification Letter

WS-23-0731

To whom it may concern,

I have received a letter from the country regarding my "look out" in my backyard. I know that this was reported via my HOA. I have recently moved into this house and redid the backyard. I hired contractors to perform all the work that was completed. This includes the look out, sitting area, and pool. I have received notices regarding both the "look out" and the pool, in reference to the retaining wall around the pool. We are applying for waiver of development standard to reduce setback.

I was under the impression that all permits were completed when I paid for my services on these jobs. It was in the contracts that they were completed. I have turned both companies into the contractors' board as they did not complete the permits as required.

I am applying for a waiver on these items. The pool was built to code I have received all the inspections throughout the building process except for the final inspection. The final inspection did not pass due to the retaining wall. This is a lot of confusion about this because they say the short retaining was in the notes. This wall they are referring to was never changed or altered. It was built by the original builders when the house was built. I do not understand why I need a permit for an existing structure. The section of the wall that was built up around the pool was included in the permit for pool inspections in the beginning of the process.

The lookout was built using bricks and concrete. If you look at the planning forms, it lists the specific bricks used and 75 bags of 60-pound concrete to secure the platform and steps leading up to the platform. It is a secure foundation. Please refer to the planning sheets for more details on the platform. We do not have a railing found the platform yet, we are aware that we need one, but no one has been able to give me specifics on how tall it needs to be. If you can provide us with this information, we will get the fence up ASAP.

Marc Cram was originally working on getting all of this settled out and fixed to be compliant with code enforcement as these codes have been going on for a while now. Unfortunately, my father (Marc) passed away at the end of April and we are picking up the pieces of the puzzle he left. We are trying to complete this task and have been told this is the pathway to complete it. If you need any additional information, please contact me.

Thank you.

Megan Cram

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0836-BROWN MARY ERNESTINE TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce street landscaping; **3)** waive landscape buffer; **4)** driveway geometrics; and **5)** commercial curb returns.

DESIGN REVIEW for vehicle sales on 0.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Lake Mead Boulevard and the east side of Gateway Road within Sunrise Manor. TS/r/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-601-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the front yard setback for a decorative fence over 3 feet in height to 9.17 feet along Lake Mead Boulevard where a setback of 10 feet is required per Section 30.64-020 (an 8.3% decrease).
 - b. Reduce the street side (corner) setback for a decorative fence over 3 feet in height to 0.67 feet along Gateway Road where a setback of 10 feet is required per Section 30.64.020 (a 93.3% decrease).
2. Waive landscaping behind an existing attached sidewalk where 15 feet of landscaping is required per Section 30.64.030 (a 100% reduction).
3. Eliminate the requirement for a landscaping adjacent to a less intensive use where required per Figure 30.64-11.
4.
 - a. Reduce the departure distance from the intersection of Lake Mead Boulevard and Gateway Road to 64 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).
 - b. Reduce the departure distance from the intersection of Lake Mead Boulevard to 60 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 66% reduction).
5. Waive the requirement for commercial curb returns per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4000 E. Lake Mead Blvd.
- Site Acreage: 0.5
- Project Type: Vehicle sales
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 480
- Parking Required/Provided: 4/7

Site Plans

The plans show a proposed vehicle sales lot with 29 display spaces located on the southern and western portions of the property. Seven customer parking spaces, including one ADA parking space, are located along the northern and eastern sides of the property. The north and east sides of the property are bordered by an existing 6 foot 8 inch CMU wall. A decorative fence is located adjacent to the southern and western property lines near the streets. Two driveway entrances are indicated with one on Lake Mead Boulevard and one on Gateway Road. Each entrance is proposed to have a sliding gate located 20 feet back from the property line. The gates will be open during business hours. A trash enclosure is located adjacent to the east property line in the center of the site, which is undeveloped property master planned for Corridor Mixed Use. In the northwest corner of the site, plans show a 12 foot x 40 foot (480 square foot) office building with a 5 foot wide sidewalk on the south and east sides of the building, set back 10 feet from the north property line. The sidewalk connects to the public sidewalk through a 6 foot wide gate. Bicycle racks for 4 bikes are located at the gate.

Landscaping

Attached sidewalks are existing along Lake Mead Boulevard and Gateway Road. The plan indicates 9 feet of street landscaping along Lake Mead Boulevard with some landscaping in the center portion of the Gateway Road frontage. There are 15 gallon trees shown 15 feet on center mixed with shrubs. Landscaping in the parking area is limited to the northeast corner of the site and within 1 landscape island as required.

Elevations

The plans show an 11 foot tall building with wood siding on all sides and a metal roof. An entrance with narrow windows on each side is located on the south building elevation. One additional full-sized window is located on the left side of the south elevation. No openings are shown on the other elevations.

Floor Plans

The plans show a 12 foot x 40 foot (480 square foot) office building with a single entrance with narrow windows on each side of the entrance. A larger window is located to the left of the building entrance.

Applicant's Justification

The applicant states that they are proposing to develop the subject site for auto sales with a 480 square foot building with wood framing and siding. The applicant is working with Clark County to develop this project in the best way possible.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0153-98	Watchman's trailer	Approved by PC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed Use	R-2	Single family residential
South	Corridor Mixed Use	C-2	Vehicle sales & RV/Mobile Home Park
East	Corridor Mixed Use	R-2	Undeveloped
West	Neighborhood Commercial	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning
Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1a & #1b

A decorative fence over 3 feet in height is shown on the plans near, and parallel with, the south and west property lines along Gateway Avenue and Lake Mead Boulevard. The standards require fences along the streets to be decorative. However, they must meet the required setbacks of 10 feet if over 3 feet in height. The subject fence is already existing and appears from street views to be a wrought-iron style decorative fence approximately 6 feet in height. In the case of the fence along Lake Mead Boulevard, it is slightly closer than the standard at 9 feet 2 inches from the property line. The fence along Gateway Road is much closer at 8 feet from the property line. While staff can support the minor request along Lake Mead Boulevard, staff does not support a fence practically along the property line along Gateway Road. The setback, as well as

landscaping provide an appealing streetscape. In addition, since staff does not support the waivers of development standards for landscaping, staff does not support this request.

Waiver of Development Standards #2

The site is bordered by existing attached sidewalks on Lake Mead Boulevard and Gateway Road. When a sidewalk is allowed to remain, 15 feet of landscaping is required to be located behind the sidewalk per Section 30.64.030. The waiver is to allow the attached sidewalk to remain and reduce the amount of landscaping behind the sidewalk to less than 15 feet along both streets. The street landscape area along Lake Mead Boulevard is proposed to be 9 feet in width. Along Gateway Road the street landscape area would be limited to a small area south of the driveway. The applicant does not provide a reason for the request. It appears that the sight visibility lines somewhat limit the location of trees that can be placed in the landscape areas, especially along Gateway Road, however some plant material could be provided to soften the streetscape. The office is also located 14 feet from the property line along Gateway Road, and the vehicle display areas are also less than 15 feet back further reducing the area available for landscaping; however, staff believes modifications can be made to the site to provide landscaping along Gateway Road. In addition, it appears that at least 15 feet of landscaping could be placed along the Lake Mead Boulevard frontage without affecting the vehicle display area as designed, but staff can support a minimum of 10 feet of landscaping along Lake Mead Boulevard as the recently adopted revised Title 30 requires 10 feet of landscaping behind an attached sidewalk. Staff could support 10 feet of landscaping along both street frontages but does not support the plan as proposed.

Waiver of Development Standards #3

The site is bordered to the north and east by property that is zoned R-2. The property to the north is developed with a single family home, while the property to the east is undeveloped and master planned Corridor Mixed Use. The applicant is requesting to waive the requirement for a landscape buffer between the subject property and the less intensive uses to the north per Figure 30.64-11. The standard calls for a 6 foot decorative buffer wall at the property line with a 5.5-foot-wide pocket planting or landscape strip with a tree every 20 feet. When an abutting property is developed the trees are required to be 24 inch box large evergreen trees. The property to the north has the same land use designation but is already developed with a single-family residential home. There is an existing wall along the north property line, although it is not considered decorative. There appears to be room north of the office building to provide a landscape buffer in accordance with the requirements. The parking area to the east would need to be shifted slightly to the south to accommodate a 5.5 foot wide landscape buffer. An additional decorative wall is not necessary along the north property line; however, staff does not support waiving the landscape portion of this buffer. Therefore, staff does not support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed use of the property for a vehicle sales lot would appear to be compatible with development in the surrounding area. The commercial strip along Lake Mead Boulevard has a variety of auto-related uses in the immediate area, including 2 auto part stores less than 800 feet to the west, a vehicle sales business directly across the street on Lake Mead Boulevard and another vehicle sales business approximately 1,200 feet to the east. There are also several auto repair shops further east. The proposed office appears to be a small modular building that would not be out of character with other buildings in the area. Site access and circulation do not appear to negatively impact adjacent roadways or neighborhood traffic. However, staff does not support the reduced setback and landscaping waivers; therefore, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in the departure distance for the Gateway Road and Lake Mead Boulevard commercial driveways. The applicant placed the driveways as far north and east as the site will allow.

Waiver of Development Standards #6

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. With the access gates being added on-site, staff finds that it is imperative to improve the driveways for public safety. Staff finds that a commercial pan driveway will only work for the exit only driveway. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0462-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUNRISE BUILDERS, LLC.

CONTACT: SUNRISE BUILDERS, LLC., 3900 SIX GUN RD., NORTH LAS VEGAS, NV 89032

EMPORIO AUTO SALE'S LAND USE APPLICATION

Juan Manuel Inzunza
4000 E. Lake Mead Blvd.
Las Vegas, NV 89115
APN: 140-19-601-019

September 28, 2023

Justification Letter

To: Clark County, Department of Comprehensive Planning

We are applying for **Design Review** on this C-2 zoned parcel for Auto Sale, which it has a 480 sf. office building, which is moveable made of wood framing with siding.

We are supplying architectural plan:

1. A Site plan (A-1) with one (1) office building, Vicinity map, parking layout, location of the sign, trash enclosures, the right-of-way width for Lake Mead Blvd., width of the existing Lake Mead Blvd. commercial driveway, measurement from the centerline of adjacent street, parking analysis, and the existing finished grade doesn't exceeds 12%.
2. Office building Floor plan (A-2), Elevations (North, South, East and West), and North-South and East-West Cross Sections.
3. A Landscape Plan (A-3).

Also, we are applying for Waiver of Development Standards:

- a. Allow trash enclosure zero feet where a minimum of 10 feet setback required per Table 30.40-4.
- b. Decorative fence setback 8" from property line on Gateway Road and 9'-2" along Lake Mead Blvd. where 10' is required per Table 30.40.4, minimum departure distance for the Gateway Road (60'-0") and Lake Mead Blvd (64'-8") commercial driveway is 190 feet per Uniform Standard Drawing 222.1.
- d. e.* Both driveways on the site to be commercial curb returns per Uniform Standard Drawing 222.1.
- e. d.* Minimum 15 feet wide landscape buffer along Lake Mead Blvd and Gate Rd. per Section 30.64.030.1.4 with trees and shrubs required by Section 30.64.030.k.
- f. e.* Landscape buffer between subject site and R-2 property to the North and East per Figure 30.64-11.

In brief, we are trying to work with Clark County to work this out in the best way possible.

If you have any questions, please contact:

Adan Castillo
5468 Funks grove Ln., Las Vegas, NV 89122, (702) 524-6776, sunrbllc@gmail.com

PLANNER COPY

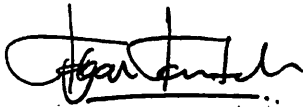
because involves a great cost and engineering that it'll be infeasible to afford for the nature of our project.

3. A waiver for the approach side where 150' is required we provide 51' Due to the right of way being ceded to E Barlett Ave, and to the existing entrance.

We strongly believe that this project will contribute to improve the zone image and will be a great contribution to the neighborhood.

We have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely

A handwritten signature in black ink, appearing to read "Edgar D. Montalvo", written over a horizontal line.

Edgar D. Montalvo

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0848-WHITING VEGAS:

VACATE AND ABANDON a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file). TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

161-10-602-004

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 5 feet of right-of-way along Tree Line Drive and 5 feet of right-of-way being Vegas Valley Drive for the property located at the northeast corner of Vegas Valley Drive and Tree Line Drive. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0156	Waiver for reduce throat depth and design review for non-decorative metal siding in an urban area and mini-warehouse	Approved by PC	June 2022
UC-1284-97	50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Reclassified from M-1 to M-2 zoning - expired	Approved by BCC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Business Employment	M-2	NV Energy facility

Related Applications

Application Number	Request
WS-23-0847	A waiver of development standards for reduced throat depth and design review for increased grade and modifications to an approved mini-warehouse is a companion on this agenda.

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 the vacation of easements/right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Continue to coordinate with Public Works - Design Division Christiane Dudas and Public Works - Development Review to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

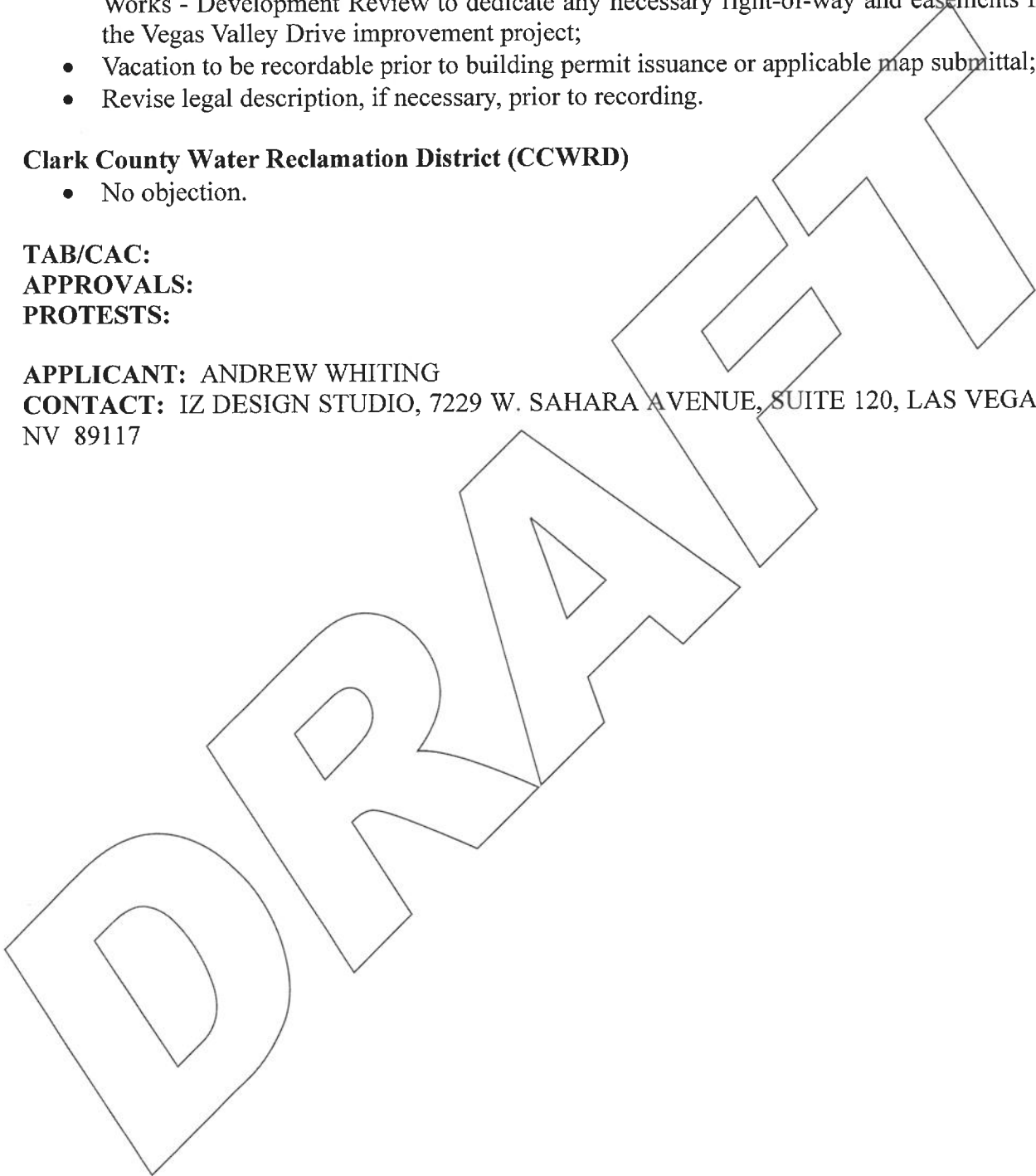
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANDREW WHITING

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117





VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0848</u>	DATE FILED: <u>12-11-2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>B&B</u>	TAB/CAC DATE: <u>1-11-2024</u>
		TAB/CAC: <u>Surprise Manor</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2-7-2024</u>	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Whiting Vegas LLC</u>
	ADDRESS: <u>2113 S Cimarron Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-210-4888</u> CELL: <u>702-210-4888</u>
	E-MAIL: <u>cwhiting@wbrockcity.com</u>

APPLICANT	NAME: <u>Whiting Vegas LLC</u>
	ADDRESS: <u>2113 S Cimarron Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____
	TELEPHONE: <u>702-210-4888</u> CELL: <u>702-210-4888</u>
	E-MAIL: <u>cwhiting@wbrockcity.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>IZ Design Studio</u>
	ADDRESS: <u>7229 W Sahara Ave.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>702-4410026</u> CELL: <u>702-327-1754</u>
	E-MAIL: <u>zach@izdesignstudio.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-10-602-004

PROPERTY ADDRESS and/or CROSS STREETS: Tree Line/Vegas Valley

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.

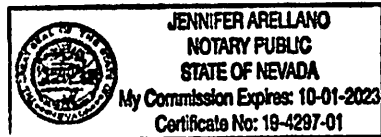
[Signature]
Property Owner (Signature)*

Craig C. Whiting Managing Member
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 18 2023 (DATE)

By Craig C. Whiting
NOTARY PUBLIC: [Signature]



*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.

APR-23-101076 (280 voided)

October 3, 2023

Attn: Public Works
500 S Grand Central Parkway
Las Vegas, Nevada 89155

Re: Whiting Bros. Mini Storage
APR-23-101280
APN: 161-10-602-004

To Whom It May Concern,

Please let this letter serve as a justification for the request to Vacate and Abandon 5 ft of right-of-way along Tree Line Drive and Vegas Valley Street for detached sidewalks. The request is being made to satisfy Clark County standards for new developments to provide detached sidewalks.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, Principal, IZ design studio

US-23-0848

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0847-WHITING VEGAS:

WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth **DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-10-602-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 16 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).
2. Modifications to an approved mini-warehouse.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

General Summary

- Site Address: 6418 Vegas Valley Drive
- Site Acreage: 6.1
- Project Type: Mini-warehouse
- Number of Stories: 1
- Building Height (feet): 11 to 24
- Square Feet: 123,704
- Parking Required/Provided: 5/5

History & Site Plan

The Planning Commission approved application (WS-22-0156) for a mini-warehouse facility in June 2022. With this application, the applicant is now requesting some modifications to the layout, as well as reducing throat depth and increasing finished grade.

The previously approved plan with WS-22-0156 depicted a mini-warehouse complex with 9 proposed buildings centrally located on the 6.1 acre site. The submitted plan with this application now shows the 2 buildings along the north property line combined as 1 building, which reduces the number of buildings to 8, for a total of 123,704 square feet. Access to the mini-warehouse facility is provided from Tree Line Drive. Five parking spaces are located to the north of the office. Drive aisles throughout the storage facility will provide a minimum of 27 feet between units and landscape areas. With the layout change, Building 2 will include the office, manager's unit, storage, and the remaining 7 buildings will only contain storage.

Landscaping

The new plan depicts a detached sidewalk along both Vegas Valley Drive and Tree Line Drive in compliance with Figure 30.64-17, which will match the residential development to the east and along Tree Line Drive. A landscape buffer along the north and east property lines which will be placed against the existing 6 foot minimum decorative buffer walls between this property and the existing residential developments.

Elevations

The mini-warehouse facility consists of single story buildings which range in height from 11 foot to 24 foot. The entire facility is proposed to be metal buildings with gray siding, metallic rooftops, and burgundy accents for the unit doors.

Floor Plans

The approved plans show Building 2 with an office, manager's unit, 10 foot by 30 foot units, and a portion of the building on the south side with smaller internal units. The plans for each building consist of warehouse and storage space for personal belongings.

Applicant's Justification

The applicant states with the design revised per the completed drainage study and the Vegas Valley Stormwater project, they are requesting a design review to increase the finished grade over the maximum 36 inches, and a maximum fill height of 72 inches to allow for minor modification of the design as the project progresses. The current cross sections are showing a max fill height of 5.2 feet, and the applicant is working to reduce the amount of fill as much as possible below this number. The applicant further states the throat depth remains at 16 feet 8 inches as shown on the site plan.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0156	Waiver for reduce throat depth and design review for non-decorative metal siding in an urban area and mini-warehouse	Approved by PC	June 2022
UC-1284-97	50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Reclassified from M-1 to M-2 zoning - expired	Approved by BCC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Business Employment	M-2	NV Energy facility

Related Applications

Application Number	Request
VS-23-0848	A vacation and abandonment of a 5 foot right-of-way along Tree Line Drive and Vegas Valley Street for detached sidewalks is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #2

Staff believes that the new design is still consistent with the previous design, compatible with similar developments in this area. The layout changes are minimal. The 2 story portion of the project is still adjacent to Tree Line Drive, farther from the residential area. Staff finds that the design of the site and mitigation measures have been incorporated into the design of the site; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction of throat depth as the reduction has not changed from what was previously approved.

Design Review #1

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:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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;
- Continue to coordinate with Public Works - Design Division Christiane Dudas and Public Works - Development Review to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

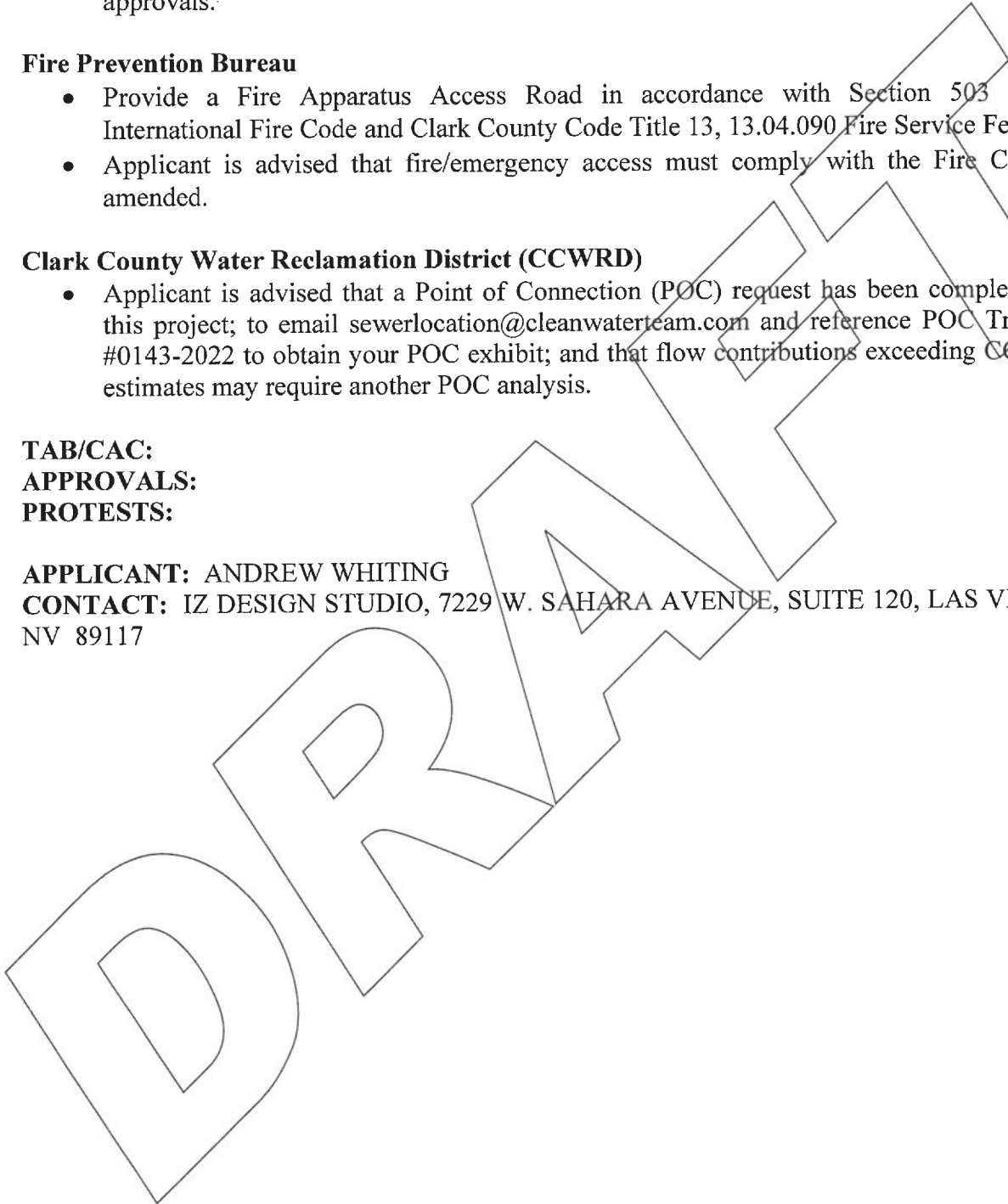
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0143-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: ANDREW WHITING
CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

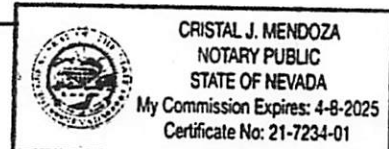
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <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 #)	STAFF APP. NUMBER: <u>ws/DR-23-0847</u> DATE FILED: <u>12-11-2023</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1-11-2024</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-7-2024</u> FEE: _____
	PROPERTY OWNER NAME: <u>Whiting Vegas</u> ADDRESS: <u>6418 Vegas Valled Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: <u>530-613-0507</u> CELL: _____ E-MAIL: <u>andrew.clamlac@gmail.com</u>
	APPLICANT NAME: <u>Clamlac Investor, LLC</u> ADDRESS: <u>2113 S Cimarron Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>IZ design studio</u> ADDRESS: <u>7229 W Sahara Ave #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-441-0026</u> CELL: _____ E-MAIL: <u>zach@izdesignstudio.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-10-602-004
 PROPERTY ADDRESS and/or CROSS STREETS: 6418 Vegas Valley Drive, Vegas Valley Dr. and Tree Line Dr.
 PROJECT DESCRIPTION: Mini-Warehouse storage units

(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.

[Signature] Craig C Whiting
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 2 2021 (DATE)
 By Craig C Whiting
 NOTARY PUBLIC: Cristal Mendoza



*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.

APR-23-101076

**PLANNER
COPY**

WS-23-0847

IZ design studio
design...sustainability...architecture.

October 27, 2023

Attn: Planner, Clark County Planning

Re: Mini-Warehouse – Waiver of Development Standards, Design Review, and Vacation & Abandonment

APN: 161-10-602-004

Application #: APR-23-101076, 23-101280

WS/DR

VS

previously WS/DR-22-0156

To Whom It May Concern:

We are submitting for a Design Review to provide an updated design which has been adjusted due to a Clark County Public Works project which borders our property along Vegas Valley Drive. The timeline of that project would prohibit development of our parcel so we are revising the site to have the longer buildings on the north and will develop the north half of the property in the first phase and develop the south half once the county drainage project has been completed.

The originally submitted project was approved under county number WS-22-0156.

We are proposing eight separate buildings on site. **Building 2** will include the office, manager's unit, and storage. The remaining seven buildings will only contain storage.

We are proposing to break the project into 2 phases, the first phase will include buildings 2, 4, 6, and 7 and the second phase will include buildings 1, 3, 5, and 8.

The buildings will be built with decorative metal siding and decorative metal roofs. Design will not utilize parapets and condensing units for the conditioned areas will be ground mounted.

Street Landscape will be per 30.64-17 with detached sidewalks along Vegas Valley drive, tying into the residential development to the east and along Tree Line Drive tying in to the north. We will provide a landscape buffer along the north and east property lines which will be placed against the existing 6' minimum decorative buffer walls between this property and the existing residential developments.

Drive aisles throughout the storage facility will provide a minimum of 27 feet between units and landscape areas.

Existing zoning is M-1, Light Manufacturing District, and our proposed Mini-Warehouse use is a permitted use within this zone.

As per our previously approved Design Review, our throat depth remains at **16 foot 8 inches** as shown on our site plan. We are again requesting a waiver of development standards.

With our design revised per the completed drainage study and the Vegas Valley Stormwater project, we are requesting a *design review to increase the finished grade over the maximum 36 inches*. We are requesting a maximum fill height of 6 feet(72 inches) to allow for minor modification of the design as the project progresses. Our current cross sections are showing a max fill height of 5.13 feet. We are working to reduce the amount of fill as much as possible below this number.

New request since 2022



Thank you for your time in reviewing our proposed application. Please reach out to me via email: zach@izdesignstudio.com or phone: 702-441-0026, if there are any questions or concerns regarding our application.

Sincerely,

Zach Broyles, Principal, IZ design studio

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400170 (ZC-0380-05)-EMA HOLDINGS, LLC SERIES D:

WAIVER OF CONDITIONS of a zone change requiring the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in conjunction with a proposed outside storage yard with a watchman's trailer on 2.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North, 400 feet east of Ruebla Street within Sunrise Manor. MK/mh/syp (For possible action)

RELATED INFORMATION:

APN:

140-08-501-002

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4229 Las Vegas Boulevard North
- Site Acreage: 2.7
- Project Type: Outside storage

Site Plan & Request

The original request (ZC-0380-05) approved a zone change from H-2 (General Highway Frontage) to M-1 (Light Manufacturing), a waiver of development standards for off-site improvements (except paving), and a design review for an outside storage yard with a watchman's trailer. A condition of approval required the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in order to screen the outside storage from the right-of-way. This request is to waive that condition and allow the site to maintain its existing chain-link fence.

The approved plans depict an outside storage yard for construction related vehicles and equipment. The plans depict a watchman's trailer with applicable parking requirements. There is a 20 foot wide landscape area along Las Vegas Boulevard North and a 10 foot wide landscape area per Figure 30.64-11 along the north property line.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0380-05:

Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Constructing a slump stone wall with a wrought iron gate along Las Vegas Boulevard North;
- Compliance with all applicable Clark County Air Quality Regulations;

Public Works - Development Review

- Drainage study and compliance;
- Off-sites on Las Vegas Boulevard North as approved by Nevada Department of Transportation;
- And all applicable standard conditions for this application type.

Applicant’s Justification

The applicant states that the property is only going to be used for temporary outside storage and will later be part of a larger development. The applicant requests that the existing chain-link fence be allowed to remain, as it is consistent with other sites along this stretch of Las Vegas Boulevard North.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-70007	Plan amendment to amend the Northeast (Las Vegas) Valley Transportation Map of the Master Plan to remove the Arterial Street Designation for East Alexander Road between Puebla Street and Nellis Boulevard within Sunrise Manor	Approved by BCC	March 2023
ZC-0380-05	Reclassified 2.7 acres from H-2 to M-1 zoning, waiver of development standards for off-site improvements (except paving), and design review for an outside storage yard with watchman’s trailer	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
South	Business Employment	R-T, H-2, & M-D	Campground & industrial park
East	Business Employment	C-2	Flood channel & convenience store
West	Business Employment	H-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the condition requiring a slump stone wall with a wrought iron gate along Las Vegas Boulevard North is still applicable as the applicant intends to use the site for outside storage, at least temporarily. There are currently no other land use applications in process for this property, so there is no guarantee that the property will be developed for an alternative use. The condition was imposed to screen the outside storage from the Las Vegas Boulevard North right-of-way and the less intensive uses across the street. A chain-link fence is considered insufficient screening for outside storage, and the applicant has not provided any justifications as of why a decorative wall cannot be installed. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, 74 HUNT VALLEY TRAIL, HENDERSON, NV 89052

PLANNER COPY



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-0390-05</u> (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 #)	STAFF APP. NUMBER: <u>WC-23-40070</u> DATE FILED: <u>11-9-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1-11-24</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>1-17-24</u> FEE: <u>1300</u>
	PROPERTY OWNER NAME: <u>EMA Holdings L.L.C Series D</u> ADDRESS: <u>74 Hunt Valley Trail</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: <u>702-461-9711</u> E-MAIL: <u>onxxnv@gmail.com</u>
	APPLICANT NAME: <u>Peyman Masachi</u> ADDRESS: <u>74 Hunt Valley Trail</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: <u>702-461-9711</u> E-MAIL: <u>onxxnv@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Peyman Masachi</u> ADDRESS: <u>74 Hunt Valley Trail</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: <u>702-461-9711</u> E-MAIL: <u>onxxnv@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-08-501-002

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd North and Pueblo

PROJECT DESCRIPTION: Waiver of conditions wall and wrought iron

(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.

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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/8/23 (DATE)
 By JESSICA Yeroushalmi
 NOTARY PUBLIC: _____



*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.

EMA Holdings, LLC Series D

November 9, 2023

Comprehensive Planning
500 Grand Central Parkway
Las Vegas Nevada 89101

RE: Waiver of Condition for ZC-0380-05 (APN: 140-08-501-002)

On April 28, 2005, the Board of County Commissioners approved an application for M-1, Light Manufacturing, on approximately 2.71 acres.

As part of the approval of this application we are asking for a waiver of the following condition:

“Constructing a slump stone wall with wrought iron gate along Las Vegas Boulevard north.”

This being a temporarily outdoor storage and later this parcel will be part of larger development; We are asking the above condition to be waived and to be allowed to keep in place the currently installed chain link fence. Like Many other sites along the northern stretch of Las Vegas Boulevard.

Thank you
Peyman Masachi
74 Hunt Valley Trail
Henderson NV 89052
702-461-9711

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative driveway geometrics; and **3)** gated access.

DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone.

Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce visitor parking to 30 spaces where 36 spaces are required per Table 30.60-1 (a 17% reduction).
2. Permit an existing pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
3.
 - a. Reduce the driveway throat depth to the gated access call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
 - b. Allow an access gate island to be 47 feet from street front where a maximum of 15 feet is required per Uniform Standard Drawing 222.1 (a 213% increase).
 - c. Allow a modified access gate to be one-way where a two-way access is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4470 Vegas Valley Drive
- Site Acreage: 18
- Project Type: Manufactured home community (55+)
- Number of Lots/Units: 179
- Number of Stories: 1
- Parking Required/Provided: 358/358 (resident)/36/30 (visitor)/30/30 (RV)

Site Plan

The plan depicts an existing 55+ manufactured home community on 18 acres with access from Vegas Valley Drive on the south side of the property. The clubhouse and swimming pool are located along the south side of the property with a total of 179 manufactured homes located adjacent to 4 interior streets. The property currently has driveways on the east and west sides of the clubhouse at Vegas Valley Drive. The new design shows one-way driveways with gated access from Vegas Valley Drive. A turn-around lane for vehicles is proposed where a home once existed directly west of the clubhouse. The design for the entrance gate is modified from the Uniform Standard Drawing 222.1 example in Code and requires waiver approval. The site currently has 2 parking spaces for each unit for a total of 358 parking spaces, 70 visitor parking spaces, and no recreation vehicle spaces. The proposed plans depict 358 resident parking spaces, 30 visitor parking spaces, and 30 recreational vehicle spaces. Seven parking spaces are removed from the west side of the clubhouse to accommodate the gated access and escape lane. The 6 space deficit for visitor parking requires a waiver.

Landscaping

The area adjacent to the new gates and the previous manufactured home site will be landscaped as part of the gate construction. Other areas not impacted by the installation of the gates will remain with existing landscaping. A decorative open tubular steel fence with stucco columns will be constructed around the escape lane, connecting to the existing property line wall adjacent to Vegas Valley Drive. The new entry fence will be up to 6 feet high with decorative steel elements. Additional trees and shrubs will be added to the landscape areas, including up to 9 additional trees around the escape lane on the west side of the clubhouse. The plans depict a new 6 foot tall decorative vehicle gate set back 10 feet from the front property line at the entrance and a 6 foot existing decorative fence along the front of the property adjacent to Vegas Valley Drive.

Applicant's Justification

The applicant is proposing to revise the existing parking to accommodate recreation vehicle parking and control access to the site with gates. The gated access will be through one-way driveways and will include a new turn-around lane for vehicles that circles a proposed median on the west side of the clubhouse. The gated access is a modified version of the example provided by Uniform Standard Drawing 222.1. Thirty of the existing visitor parking spaces will be striped for 10 foot by 22 foot recreational vehicle storage spaces. The applicant has submitted a technical traffic study that includes a queuing analysis in support of the gated access, showing no negative impact to adjacent traffic conditions. The applicant states the proposed decrease of 6 parking spaces will not create a negative condition at this property when considering it is limited to adults that are 55 and over that typically have fewer vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0109-12	Marion Street right-of-way	Approved by PC	May 2012
ZC-1083-00	County initiated zone change to reclassify all T-C zoned property in the County to R-T	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Apartments
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Urban Neighborhood (greater than 18 du/ac); Compact Neighborhood (up to 18 du/ac); & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4, R-E, & C-1	Apartments, single family residential, & convenience store
West	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T, R-4, & R-3	Apartments & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The site dates back to the 1970's with a grand total of 418 parking spaces proposed with this application. The current development standards require 6 more parking spaces for visitors than is shown with the plans. While staff does not typically support reductions in parking, the site improvements for the gated access necessitate the removal of several parking spaces at the entry, reducing the provided spaces by 6 visitor spaces. This community is intended for those that are 55 years of age and over, with limited need for additional vehicles. The overall parking and traffic analysis for this property is sufficient for the anticipated use. Goal WP-1 of the Master Plan includes transit-supportive development and reinvestment in and revitalization of older neighborhoods. This site is located adjacent to an RTC bus line on Vegas Valley Drive as well as within 1,600 feet of a bus route along Lamb Boulevard, which may reduce the need for additional on-site parking. Staff can support the proposed waiver request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The modified entrance gate layout provides more than adequate one-way access and the site will maintain 2 points of access for emergency services when considering the exit may also be used. There is adequate space at the entrance to provide clear access for more than 1 vehicle across the driveway and into the property. The addition of a large amount of shrubs and trees to enhance the entrance of this property is welcomed by staff. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. With the access gates being added on-site, staff finds that it is imperative to improve the driveways for public safety. Staff finds that a commercial pan driveway will only work for the exit only driveway. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth and modification to the gates standards as the applicant has worked with our staff on the design of the access gate.

Staff Recommendation

Approval of waivers of development standards #1 and #3 and design review; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

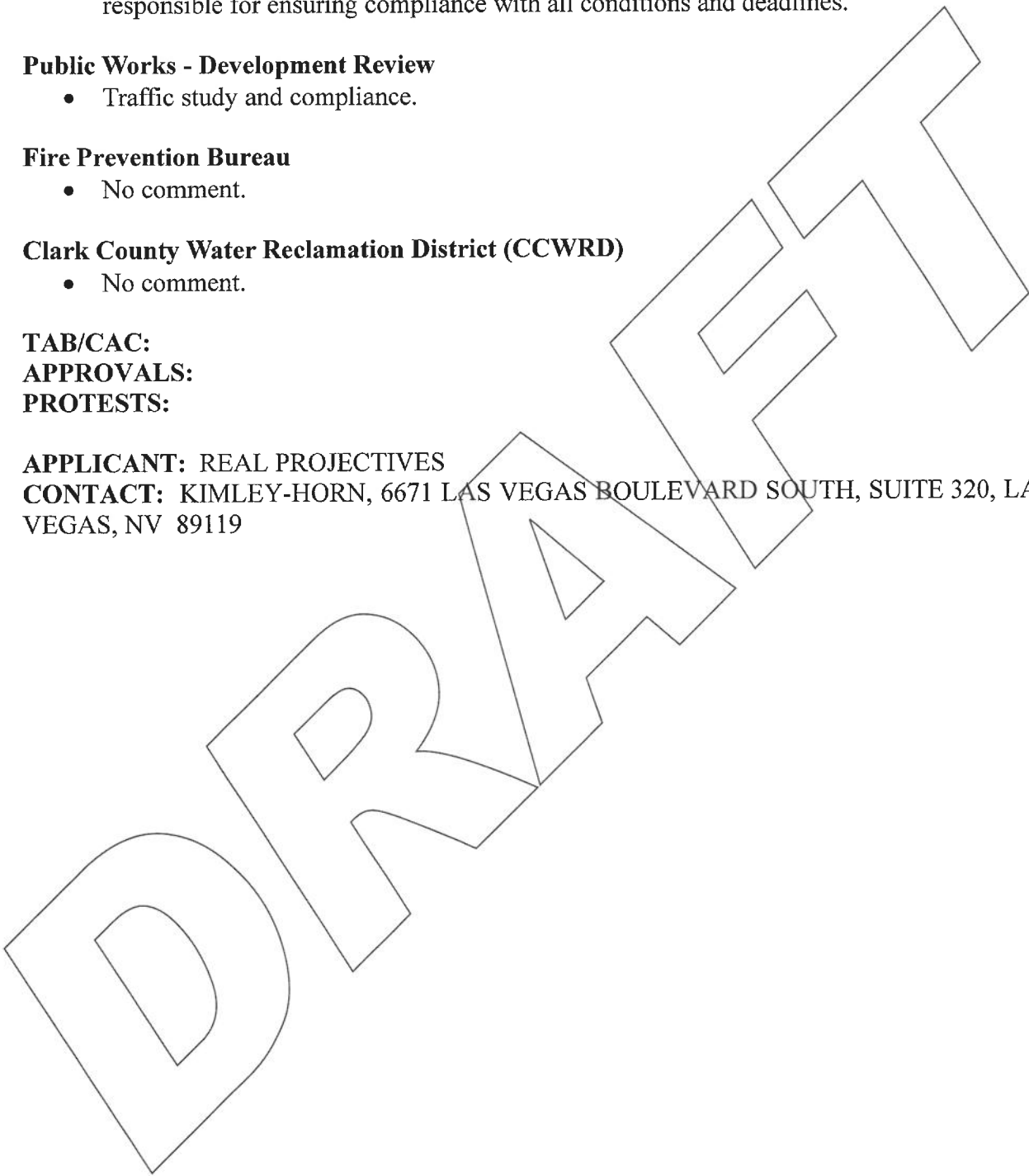
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REAL PROJECTIVES

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 #)	STAFF APP. NUMBER: <u>WS/DR-23-0813</u> DATE FILED: <u>11-29-2023</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>1-11-2024</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-7-2024</u> FEE: _____
	PROPERTY OWNER NAME: <u>Las Vegas Royal Owner, L.L.C.</u> ADDRESS: <u>555 Mission Street</u> CITY: <u>San Francisco</u> STATE: <u>CA</u> ZIP: <u>94105</u> TELEPHONE: <u>(301) 658-2054</u> CELL: <u>(703) 939-1802</u> E-MAIL: <u>Parker@realprojectives.com</u>
	APPLICANT NAME: <u>Las Vegas Royal Owner, L.L.C</u> ADDRESS: <u>555 Mission Street</u> CITY: <u>San Francisco</u> STATE: <u>CA</u> ZIP: <u>94105</u> TELEPHONE: <u>(301) 658-2054</u> CELL: <u>(703) 939-1802</u> E-MAIL: <u>Parker@realprojectives.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 623-7233</u> CELL: _____ E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-08-202-001

PROPERTY ADDRESS and/or CROSS STREETS: 4470 VEGAS VALLEY DR

PROJECT DESCRIPTION: Creating a new gated entrance and exit to make the community have gated access only. Relocating a home site and prefab structure

(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.

Jade Newburn
Property Owner (Signature)

Jade Newburn, Authorized Person
Property Owner (Print)

STATE OF NOTARY PUBLIC DISTRICT OF COLUMBIA
COUNTY OF My Commission Expires November 30, 2026

SUBSCRIBED AND SWORN BEFORE ME ON August 21, 2023 (DATE)

By Stacy M Weiner
NOTARY PUBLIC: [Signature]

STACY M. WEINER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 30, 2026



*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.

Title 30 (2023) APR-23-100598

October 5, 2023

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

PLANNER
COPY

WS/DR - 23 - 0813

RE: Las Vegas Royal Mobile Park APR-23-100598
Justification Letter for Land Use Application (Waiver of Development Standards)
APN: 161-08-202-001

To whom it may concern,

Kimley-Horn, on behalf of Las Vegas Royal Owner L.L.C., is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Waiver of Development Standards. The subject project is an existing mobile home community with 179 dwelling units located at the NEC of Marion St. and Vegas Valley Dr. (APN: 161-08-202-001) herein referred to as the "Site." The Owner would like to provide vehicular gates at the current driveways to make the Site a gated community and provide an appealing frontage to the property with new landscaping.

A Waiver of Development Standards is being requested for the configuration of the Site's proposed gated entrance. The Waiver of Development Standards is required since the geometric design of the driveway does not match the geometric layout in CCAUSD No. 222.1. As one of the mobile homes were destroyed in a fire July of 2022, the Owner would like to utilize this area for the queuing storage length at the proposed entrance gate. The Site is not able to adhere to the 100' minimum dimension to the visitor call box, as stated in CCAUSD No. 222.1, since the proposed gate would then be hindering access to an existing home. The provided throat depth is 50.2' from the visitor call box to the edge of travel way. There is also 77.4' to the entrance only security gate from the property line.

A Waiver of Development Standards is also being requested to reconstruct the driveway per CCAUSD No. 224 instead of CCAUSD No. 222.1. The Waiver of Development Standards is required since the curb return per CCAUSD No. 222.1 would extend into the crosswalk location at the intersection of Vegas Valley Dr. and Parkdale Ave. The departure length from this intersection to the entry would then be negligible. Similarly, the approach length from the proposed exit for the westbound traffic on Vegas Valley Dr. would be reduced further with the curb return driveway per CCAUSD No. 222.1. Reconstructing the entry and exit driveways per CCAUSD No. 224 will provide a path of travel for pedestrians along the northern sidewalk.

A Waiver of Development Standards is also being requested for the required amount of parking provided at the Site. Per Table 30.60-1, the required amount of parking spaces for Manufactured Home Parks includes 2 resident spaces per dwelling unit, 1 visitor parking space per 5 dwelling units, and 1 recreational vehicle or boat storage space per 6 dwelling units. Since there are 179 dwelling units located at this community, the required amount of parking is as follows: 358 resident spaces, 36 visitor parking spaces, and 30 recreational vehicle or boat storage spaces. Currently, there are 358 resident parking spaces since each home site includes a tandem parking area to fit 2 vehicles, 70 visitor parking spaces, and 0 recreational vehicle or boat storage spaces.

As a result of this project, the on-site visitor parking for the Site has been reduced from 70 parking spaces down to 30 proposed parking spaces. On the north boundary of the Site, thirty of the existing visitor spaces will be striped to meet the 10'x22' RV/boat storage space requirements and fulfill the parking requirements for the respective spaces. Since the proposed project will be removing 10 parking spaces with the improvements, the waiver of development standard for visitor parking is being requested for the net deficit of 6 visitor parking spaces.

A Queuing Analysis Traffic Study for the Site has previously been submitted (PW23-11662) that suggests that the proposed gate location and configuration will provide sufficient queuing and would not negatively

impact current traffic conditions. This technical study has been provided along with this submittal for reference.

If you have any questions or require any additional information, please do not hesitate to contact me at (702) 602-2905.

Sincerely,
Kimley-Horn and Associates



Cameron Hart, P.E.
Owner/Developer Correspondent

CC: Parker Aylor, Real Projectives: Parker@realprojectives.com
Christinia Green, Real Projectives: Christinia@realprojectives.com

WS-23-0013

REVISED

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700055-GTL PROPERTIES, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 2.8 acres.

Generally located 145 feet south of Charleston Boulevard and 300 feet east of Lamb Boulevard within Sunrise Manor. TS/rk (For possible action)

RELATED INFORMATION:

APN:

161-05-115-010

EXISTING LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE (LESS THAN 18 DU/AC)

PROPOSED LAND USE PLAN:

SUNRISE MANOR - ENTERTAINMENT MIXED-USE (18 OR MORE DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.8
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that this amendment is justified by the unique characteristics of the subject property. This parcel is proposed for a 4 story, 139 unit multiple family project. The applicant is asking for a zone change on the 2.8 acre parcel from C-2 to RS50. This zone change requires a Master Plan Amendment to the Entertainment Mixed-Use land use category. According to the applicant, with the high demand for housing in this area of the valley, the land use request is warranted and desirable. Furthermore, the proposed project will have easy access to a variety of services and nearby parks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0446-16	Replaced and increased the height of electric utility poles	Approved by PC	August 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0182-85	Reclassified this site and parcels to the east to C-2 zoning for a commercial shopping center	Approved by BCC	August 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping center
South	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Corridor Mixed-Use	C-2	Retail & service buildings
West	Corridor Mixed-Use	C-1	Retail & service buildings & undeveloped

Related Applications

Application Number	Request
ZC-23-0931	A zone change to reclassify the site from C-2 to RS50 zoning for a 139 unit multiple family project, along with the associated design review which also includes a restaurant pad site along Charleston Boulevard on APN 161-05-115-002 is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM). The intended primary land uses in the proposed Entertainment Mixed-Use land use designation include a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. Supporting land uses include high density residential, as well as public facilities such as civic and government uses, plazas, pocket parks, and other complementary uses.

Staff finds the request to redesignate the site to Entertainment Mixed-Use (EM) will not be compatible with the surrounding area. The subject site is directly north of existing suburban residential neighborhoods and the closest substantial multiple family development is over 1,050 feet away in the City of Las Vegas. One of the fundamental aims of the Master Plan is to provide a holistic approach to growing a community by ensuring that adequate services will be available when demand occurs. The issue of establishing an isolated standalone multiple family development in the immediate area could have adverse impacts. As stated above, the intended primary land uses in (EM) land use designation include a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services, as well as high density residential. Unexpected land use patterns along Charleston Boulevard may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing single family residential neighborhoods to the south. For these reasons, staff cannot support this plan amendment.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

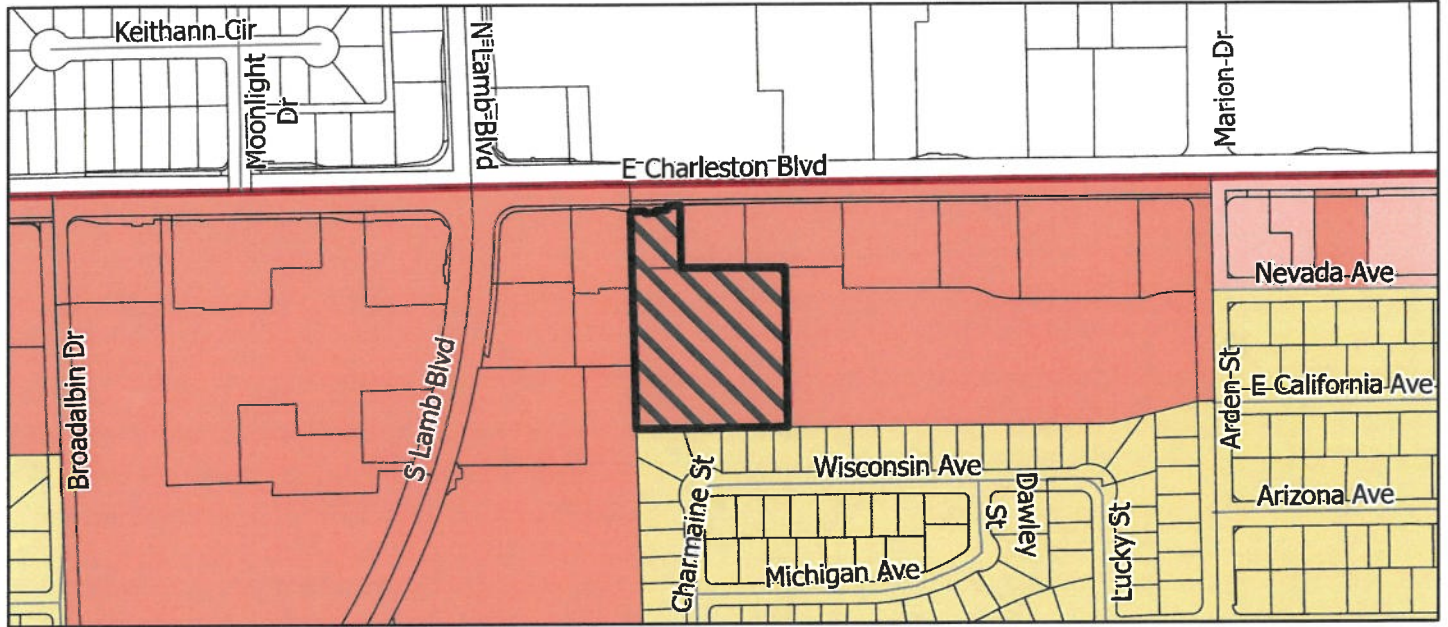
APPROVALS:

PROTEST:

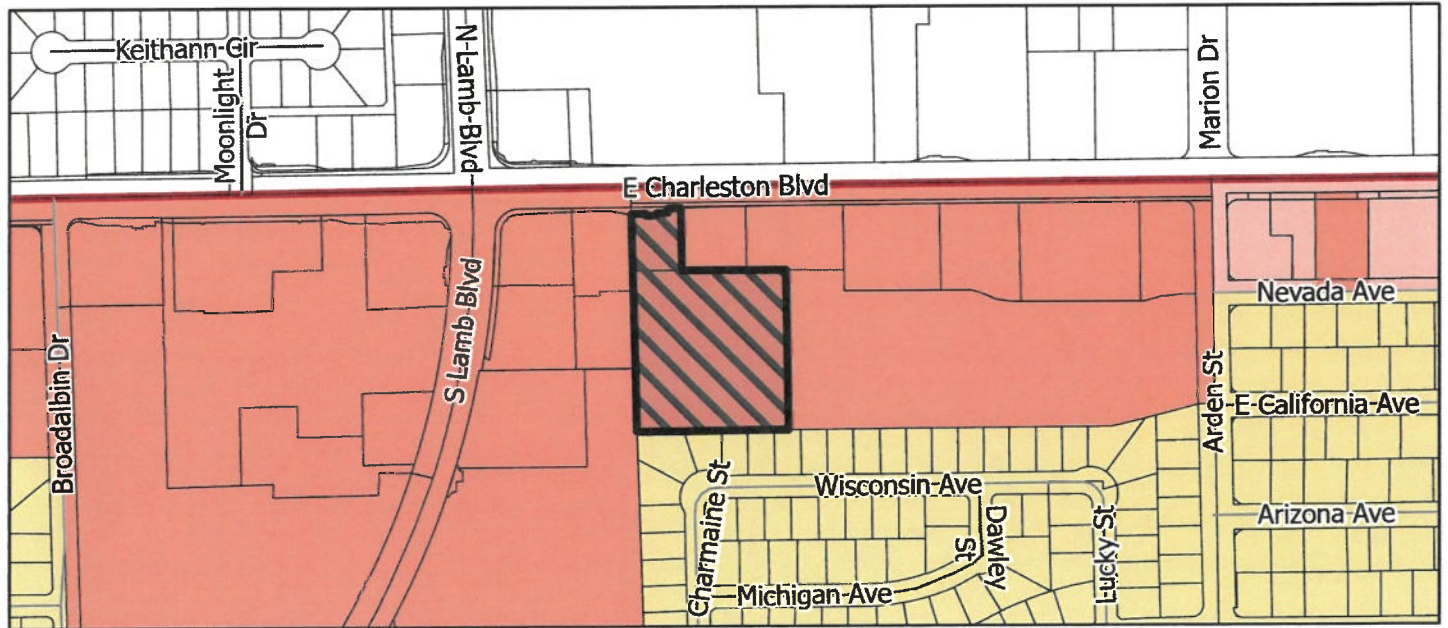
APPLICANT: PEYMAN MASACHI

CONTACT: JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DR, NORTH LAS VEGAS, NV 89084

DRAFT Planned Land Use Amendment PA-23-700055



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Sunrise Manor Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0931-GTL PROPERTIES LLC:

ZONE CHANGE to reclassify 2.8 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a restaurant; and **3)** a multiple family residential development on 3.2 acres.

Generally located on the south side of Charleston Boulevard, approximately 300 feet east of Lamb Boulevard within Sunrise Manor (description on file). TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-05-115-002; 161-05-115-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the number of required parking stalls for a drive-thru restaurant to 7 spaces where 8 spaces are required per Table 30.60-1 (a 13% reduction).
- b. Reduce the number of required parking stalls for a multiple family development to 169 spaces where 212 spaces are required per Table 30.60-1 (a 20% reduction).

DESIGN REVIEWS:

1. Permit alternate parking lot landscaping (tree location & landscaping finger islands) where parking lot landscaping is required per Figure 30.64-14.
2. Drive-thru only restaurant.
3. 139 unit multiple family residential development.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.4 (restaurant)/2.8 (multiple family)/3.2 (overall)
- Project Type: Drive-thru restaurant and multiple family development
- Number of Lots/Units: 139 (overall)/119 (1 bedroom units)/20 (2 bedroom units)
- Density (du/ac): 49.3
- Number of Stories: 1 (restaurant)/4 (multiple family)

- Building Height (feet): 18 (restaurant)/46 (multiple family)
- Square Feet: 783 (restaurant)/63,591 (multiple family)
- Open Space Required/Provided: 13,900/15,330
- Parking Required/Provided: 8/7 (restaurant)/212/169 (multiple family)/220/176 (overall)

Site Plans

The plans depict a commercial and multiple family residential development (apartments) spread across 3.2 acres, approximately 300 feet east of the southeast corner of Lamb Boulevard and Charleston Boulevard. The overall development is shown to be located on 2 parcels with the commercial development located on the northern parcel along Charleston Boulevard with this parcel shown to be 0.4 acres, and the multiple family residential development located on a 2.8 acre parcel to the south. The commercial development is shown to be a 783 square foot drive-thru only restaurant. The restaurant building is shown to be rectangular in shape and is in the west-central portion of the parcel with the building set back 58 feet from Charleston Boulevard, 23 feet from the western property line, 28 feet from the southern property line, and 77 feet from the eastern property line. The drive-thru lane is shown to be 13 feet wide and will start near the driveway to Charleston Boulevard to the north of the restaurant building, wrap around the western side of the building, and exit to the south of the building near the drive aisle to the property to the south. Parking, the trash enclosure, and a 25 foot by 10 foot loading area are located directly to the east of the restaurant building and to the west of a 32 foot wide drive aisle. A total of 7 parking spaces are provided where 8 are required. Access to the site is provided by a 32 foot wide existing drive aisle to Charleston Boulevard. No pedestrian walkway is shown connecting the building to the street.

The multiple family residential development is shown to be in the south-central portion of the southern parcel with the multiple family residential building set back 55 feet from the northern property line, 72 feet from the eastern property line, 78 feet from the southern property line, and 36 feet from the western property line. The 63,591 square foot residential building is N-shaped with 15,330 square feet of open and activity space located adjacent to the southern portion of the building. The open and activity space includes open areas, a pool, and a pickleball court. The building meets the required height-setback ratio setback of 78 feet from the single family residential development to south. The plans indicate the multiple family building will contain a total of 139 units for a total density of 49.3 dwelling units per acre where 50 dwelling units per acre is allowed. Parking is located surrounding all 4 sides of the building and are connected using 24 foot wide drive aisles. A total of 176 parking spaces are provided where 212 spaces are required. Access to the site is provided by a cross access driveway, 32 foot wide drive aisles that connects to the commercial property to the north, which has access to Charleston Boulevard. Two trash enclosures are located along the eastern property line and are within 200 feet of the building. No pedestrian walkway is shown connecting the building to the property to the north nor to the street.

Landscaping

The landscaping plans show that on the north parcel only, street landscaping is being provided along Charleston Boulevard. The landscaping strip along Charleston Boulevard is shown to contain an existing 5 foot wide sidewalk with a 28 foot wide landscaping strip behind the sidewalk. The landscaping strip contains a single row of Desert Willow (*Chilopsis linearis*) trees spaced

approximately 30 feet on center. Five trees are placed along the frontage where 4 trees are required. No trees or landscape finger islands are provided within the parking lot on the northern parcel.

Within the southern parcel, both parking lot and perimeter landscaping are proposed to be provided. Within the parking lot, Desert Willow trees within 6 foot wide landscape finger islands are provided approximately every 6 spaces throughout the parking lot. Overall, the development requires 31 parking lot trees where 78 trees have been provided, allowing for a design review for alternative parking lot landscaping. Along the northern, eastern, and western property lines, Desert Willow trees have been provided within a 5.5 foot wide landscaping strip spaced approximately 20 feet to 30 feet on center per Figure 30.64-11. Along the southern property line, an intense landscape buffer per Figure 30.64-12 has been provided. Overall, 35 Mondell Pine (*Pinus eldarica*) trees are provided in 2 staggered rows with trees spaced 10 feet on center within a 10 foot wide landscape strip. An existing 7 foot tall CMU block wall is provided along the southern property line.

Elevations

The drive-thru restaurant building is shown to be an overall 18 feet tall and will consist primarily of stucco paneling on the exterior. The plans show that the building will consist of a 15 foot tall portion with a portion along the southern facades of the building that has a 3 foot tall roof extension. The 15 foot tall portion will be primarily gray stucco with the extended area accented by white scored stucco panels. The building will have orange metal awning along the eastern and southern elevations with an orange, 11 foot tall metal canopy along the western elevation. Green stucco pop-outs are provided at window and door areas along the eastern, southern, and northern elevations. Walk-up service windows are provided along the eastern elevation with an access door in the central portion of the eastern façade. In addition, a drive-thru service window is provided on the western elevation.

The multiple family residential building is shown to be an overall 46 feet tall spread across 4 stories. The exterior of the building is primarily stucco paneling with a metal roof parapet. The building overall is painted tan with vertical sand-colored panels to break up the facades. The roof is accented with chocolate colored stucco panels. A main building entrance is shown on the northern elevation with an aluminum commercial window-door system provided. Side entrances with aluminum/glass doors are provided on the other 3 facades. A system of double pane windows is provided on all floors and facades.

Floor Plan

The floor plans show that the restaurant building will contain 783 square feet with this area spaced between a main cooking and food preparation area, a drive-thru service area, office, restrooms, and a storage and freezer/refrigerator area. The floor plans also show that the restaurant contains no indoor or outdoor seating areas.

The floor plans for the multiple family residential building shows that there will be 3 separate models available for rent. There is a standard 1 bedroom model that is 22 feet by 21.5 feet for a total of 473 square feet, and a corner 1 bedroom studio-type model that is triangular in street and is 427 square feet. The building also contains a 2 bedroom model that is 28.5 feet by 21.5 feet for a total of 627 square feet. The plan show that the first floor will contain an entryway along with

an office and gym space. In addition, the first floor will have 25 standard 1 bedroom units, 4 corner 1 bedroom units, and 5, two bedroom units. The second through fourth floors will contain a total of 35 units each with 26 standard 1 bedroom units, 4 corner 1 bedroom units, and 5, two bedroom units.

Applicant’s Justification

The applicant indicates that the proposed zone change is acceptable due to the high demand for housing within the area and the proposed residential building will have easy access to a variety of services and nearby parks. The applicant also indicates that both proposed buildings are well sited and meet the intent of Title 30. The applicant states that the reduction in parking for the restaurant is justified as it is minimal and that since it is a drive-thru only restaurant, a significant amount of parking is not needed. The applicant also states that parking reduction for the residential building is justified due to the proximity of the site to RTC bus stops and transit routes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0446-16	Replaced and increased the height of electric utility poles	Approved by PC	August 2016
TM-0042-09	1 lot commercial subdivision (Charleston & Arden)	Approved by PC	June 2009
ZC-152-89	Reclassified the site from R-E & R-2 to C-2 and H-1 zoning for a hotel/casino development	Withdrawn	June 1989
VC-1261-98	Allowed a check cashing service	Approved by PC	August 1988
UC-176-87	Established an off-set printing facility within a shopping center	Approved by PC	July 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-1	Shopping Center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Corridor Mixed-Use	C-2	Retail & service buildings
West	Corridor Mixed-Use	C-1	Retail & service buildings/undeveloped

Related Applications

Application Number	Request
PA-23-700055	A plan amendment to reclassify the site from Corridor Mixed-Use to Entertainment Mixed-Use is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate that the zoning district is compatible with the surrounding area. Staff finds that the surrounding area is primarily commercial and single family oriented both along Lamb Boulevard and Charleston Boulevard. With that said, staff finds that there are similarly zoned projects in the City of Las Vegas, zoned R-3, which permit a similar level of density (13-50 du/ac) within 500 feet to the northwest along Lamb Boulevard, and approximately 1,000 feet to the northeast along Charleston Boulevard. While staff finds that a multiple family residential district located between Charleston Boulevard and the commercially zoned areas nearby would serve a good transition to the single family residential areas to the south, staff ultimately finds that an R-5 zoning for the subject property would yield a density that would be much higher than the adjacent single family residential development, and would not serve as a complementary transition. In addition, the proposed R-5 zoning is a higher intensity zoning than the similar multiple family zoning in the nearby area to the south of Charleston Boulevard. As a result, staff does not find that this rezone would serve to promote Policy 1.4.5, which encourages proper transitions between commercial and differing densities of residential development. For these reasons, staff cannot support the zone change.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a

Staff finds that the purpose of reviewing waivers of development standards for reduced parking is to assure that the proposed development will still have sufficient parking without impacting nearby businesses and the public right-of-way. Staff finds that given the ability of the site to have connections with surrounding properties through cross access, the relatively small reduction in the number of parking spaces, and nearby transit connections, the proposed reduction in the number of spaces for the restaurant building should not cause a significant impact on the surrounding areas and the site itself. In addition, the building is being supplied with more than the required number of bicycle spots to aid in the transit options to the site and the building will mainly need parking for employees as there is not an outside or inside dining area being provided. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standard #1b

Staff finds that the purpose of reviewing waivers of development standards for reduced parking is to assure that the proposed development will still have sufficient parking without impacting nearby

businesses and the public right-of-way. Staff finds that given the ability of the site to have connections with nearby transit connections and the overall number of bicycle parking spaces being provided, a small reduction in the number of parking space could be justified. In addition, staff finds that in the recently revised version of Title 30 this same multiple family residential building would only require 164 spaces given the number of units and reduction due to the proximity of the site to public transportation routes. With that said, 43 space reduction for multiple family residential uses can be significant given the need for spaces for both visitors and current and future tenant spaces, but this issue may also be reduced based on the percentage of 1 bedroom units within the building. For these reasons, staff could support this waiver of development standards, but because the site is being developed from raw land and the site could be configured to have the required number of parking stalls, staff cannot support this waiver of development standards.

Design Review #1

The purpose of parking lot landscaping is to soften the appearance of the buildings and large swaths of parking lot pavement from the street, but also to provide relief from the heat caused by large expanses of pavement. While parking lot landscaping is mostly absent from the commercial portion of the site, the parking lot landscaping has been designed to take advantage of the necessary perimeter landscaping to add shade to the parking lot areas along the southern boundary of the commercial portion of the site. In addition, within the interior of the site, terminal islands have been provided along all rows having mostly been provided every 6 to 12 parking spaces per Figure 30.64-14 in the residential portion of the site. The site also has sufficient perimeter and street landscaping to buffer the visual burden of the site. Overall, staff can support this design, as the trees are provided where possible within the interior of the site while considering the specific challenges of the site.

Design Reviews #2 & #3

Overall, the design of both the restaurant building and apartment building are similar in nature to the architecture of the surrounding commercial areas and residential buildings. The apartment building is sufficiently screened and set back from adjacent single family residential uses using walls and an intense landscape buffer. The apartment building is also designed with architectural features that help break-up the bulk appearance of the building. In addition, sufficient space has been provided for active and outdoor activities. The proposed restaurant building is set back sufficiently from Charleston Boulevard and the traffic flows associated with the drive-thru should not cause any significant traffic impacts provided proper traffic control devices are used. The site has proper vehicular access. In addition, the commercial building has been provided with a pedestrian walkway from the sidewalk along Charleston Boulevard, which is important as the purpose of pedestrian walkway connections within larger developments is to assure that pedestrians have safe pathways from the street and within the overall development. Given that the restaurant building is part of a larger commercial shopping center and that the multiple family residential building relies on cross access through another property for access, staff finds that pedestrian walkways within the site and to the Charleston Boulevard sidewalk are essential for both buildings, however, the multiple family residential building lacks any pedestrian connections to Charleston Boulevard and the adjacent RTC bus stop. For these reasons, staff can support design review #2 for the commercial building but cannot support design review #3 due to the indicated

issues with pedestrian access and parking and the inability of staff to support the zone change and waivers of development standards.

Staff Recommendation

Approval of waiver of development standards #1a and design reviews #1 and #2; denial of the zone change, waiver of development standards #1b, and design review #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- A 5 foot pedestrian walkway providing safe passage from the RTC bus stop along Charleston Boulevard to the entrances of both the restaurant and multiple family residential building shall be provided;
- Record perpetual cross access and ingress/egress between APNs 161-05-115-002 and 161-05-115-010;
- Record perpetual cross access and ingress/egress, and shared parking agreement between APNs 161-05-115-002 and 161-05-115-003;
- Provide signs indicating parking on APN 161-05-115-010 is for apartment use only;
- Provide a stop sign at the exit of the drive-thru lane;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0019-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: PEYMAN MASACHI

CONTACT: JAMES GRINDSTAFF, 2608 MOUNTAIN RAIL DR, NORTH LAS VEGAS, NV 89084

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0898-MER-CAR CORP:

USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** vehicle wash; and **4)** vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** increase building height; **3)** allow non-standard improvements within the right of way; and **4)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping **2)** convenience store; **3)** gasoline store; **4)** vehicle wash; and **5)** vehicle maintenance in conjunction with a commercial development on 3.8 acres in an H-2 (General Highway Frontage) and an H-1 (Limited Resort and Apartment District) Zone.

Generally located on the northeast corner of Lamb Boulevard and Boulder Highway within Sunrise Manor. TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-07-804-001; 161-08-402-004; 161-17-101-020

USE PERMITS

1. a. Convenience store.
b. Reduce the setback for a proposed convenience store to a residential use from the required 200 feet to 196 feet (a 2% reduction).
2. Gasoline station.
3. Vehicle wash.
4. Vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow an alternative 6 foot 6 inch landscaping strip and attached sidewalk along Boulder Highway where landscaping and detached sidewalk are required per Figure 30.64-17.
b. Allow an alternative 3 foot 5 inch landscaping strip and attached sidewalk along Desert Inn Road where landscaping and detached sidewalk are required per Figure 30.64-17.
2. Increase building height to 37 feet where 35 feet is the standard per Table 30.40-7 (a 6% increase).
3. Allow non-standard improvements within the right of way (landscaping and sidewalk).
4. Reduce the departure distance to 74 feet 1 inch on Lamb Boulevard where 190 feet is required per Uniform Design Standard 222.1

LAND USE PLAN:
SUNRISE MANOR - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4213 Boulder Highway
- Site Acreage: 3.8
- Project Type: Gasoline station/convenience store/vehicle wash/smog check
- Number of Stories: 1
- Square Feet: 4,800 (convenience store)/3,720 (gasoline station)/1,212 (vehicle wash)/100 (smog check hut)
- Building Height (feet): 37
- Parking Required/Provided: 100/169

Site Plan

The plan depicts a site contained on 3 different parcels. The proposed development, however, will only be on APN 161-07-804-001 and consists of a 4,800 square foot convenience store, a 3,720 square foot gasoline station, a 1,212 square foot vehicle wash, and a 100 square foot smog check hut. The existing building on parcel 161-07-804-001 will be demolished and replaced with the proposed development. The other existing buildings on parcel 161-08-402-004 will remain (however, those are not a part of this application). There are 2 points of entry to the site, 1 driveway off Boulder Highway and another driveway on Lamb Boulevard. The number of parking spaces provided is 169 where 100 parking spaces are required. The rear setback is 99.3 feet from the northeast property line. The corner setback is 88.1 feet from the northwest property line. The front setback is 72.3 feet from the southwest property line and 303.1 feet from the corner setback to the south property line.

The proposed convenience store building faces Boulder Highway. Immediately adjacent to the convenience store, along the north portion of the building, is the vehicle wash tunnel with the queuing lane located on the northeast side of the building and the gas canopies are proposed to be located in the southwest direction of the convenience store. Lastly, the smog check hut is located on the north portion of the site along Lamb Boulevard.

This application includes a waiver of development standards for alternative landscaping along 2 street frontages. It also includes a waiver of development standards to increase a portion of the building height to 37 feet. Additionally, a waiver to allow non-standard improvements within the right of way along Boulder Highway, Lamb Boulevard and Desert Inn Road landscaping and sidewalk within the right of way and to reduce the departure distance to the 74 feet lynch on Lamb Boulevard are included in this request. Design reviews for the newly proposed uses and for alternative parking lot landscaping is also being requested.

Landscaping

Landscaping is proposed along the perimeter of the site containing the new development. A 6.6 foot landscape strip is proposed along Boulder Highway, a 24.7 foot wide landscape strip is proposed along Lamb Boulevard, and a landscaping strip ranging from 23.6 feet to 3.6 feet is

proposed along Desert Inn Road. The car wash queueing is buffered by landscaping along both side of the queueing lane. No additional parking lot landscape is proposed. The remaining portion of the site, which is already existing, does not present any new landscaping with this application.

Elevations

The building consists of stucco with stone, brick, with gray black metal accents. The convenience store and vehicle wash have an overall height of 28 feet. However, there are portions of the roof line where the proposed building reaches 37 feet in height. The gasoline pumps & canopy are proposed to match the color scheme and design of the building with an overall height of 24 feet. The smog check hut is designed to match, in color scheme and design, the c-store/vehicle wash building with height of 15.5 feet.

Floor Plans

The proposed convenience store building consists of 4,800 square feet, with entry on the southwest side of the building. Immediately adjacent to the convenience store is the vehicle wash tunnel with the queueing lane located on the northeast side of the building, and with a total square footage of 1,212. The gas canopies are proposed to be 3,720 square feet. Lastly, the smog check hut consists of 100 square feet.

Applicant’s Justification

The applicant states all the proposed uses are allowed with the approval of a special use permit in the H-2 zoning district. The request to reduce the separation from the convenience store to the single family residential use to the northeast is minimal.

Furthermore, the Applicant states the request to eliminate the parking lot landscape fingers adjacent to the convenience store is appropriate since eliminating these landscape fingers will keep the front of the store open for customers to utilize all the provided parking stalls. The applicant is providing 21 trees where 13 trees are required.

Regarding the waiver of development standards to reduce the required landscaping, the applicant states they are providing ample landscaping inside the portion of the sidewalk. The request for a waiver to reduce the departure land distance is due to the shape of the parcels and the utilizations of the existing driveway along Lamb Boulevard. Finally, the need for the waiver to allow the increase in building height is due to the additional finished grade and fill on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-17-900464	Addition of a water kiosk in conjunction with a retail business	Approved by ZA	June 2017
VC-0076-64	Construct and maintain a service station	Approved by PC	April 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	H-2, H-1, C-P & R-1	Commercial development & single family residential
South & West	Corridor Mixed-Use	C-2 & H-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff typically does not support the reduction of separation between a gasoline station and residential uses; however, this request is for a 4 foot reduction between a convenience store and residential uses. Staff finds that this reduction is minimal and sufficiently buffered by the vehicle wash queuing lane, landscaping, as well as Desert Inn Road. Additionally, staff finds the use permits for the proposed uses adequate for this location. All 4 proposed uses are complimentary of each other and the intersection of Lamb Boulevard and Boulder Highway works as a compatible commercial node, which will service the surrounding residential uses as well as the traffic movement along Boulder Highway. Therefore, staff can support the use permits request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of street landscaping is to enhance the perimeter of the project site, improve the aesthetics of the site along public rights-of-way, and to provide a buffer between parking areas and the adjacent streets. Staff finds the existing attached sidewalk is acceptable. However, with the request to reduce the street landscaping along Boulder Highway and Desert Inn Road does

not ensure a proper buffer between the sidewalk and the adjacent streets, and to prevent conflict with pedestrians and vehicles. Staff believes the site should comply with Code on the portions of the site which are proposed to be redeveloped (APN 161-07-804-001 and portions of APN 161-08-402-004). Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff finds the request for the building height increase to be palatable. The 2 additional feet will not negatively impact the surrounding properties. The majority of the proposed building height meets the zoning district requirement, only a small portion of the building reaches the requested 37 feet in height. This slight intrusion will also contribute to the building enhancement; therefore, staff can support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

The applicant is proposing additional number of trees than what is required overall for the proposed uses. In general, staff does not support the reduction and/or elimination of parking lot landscaping islands; however, in this instance, the fact that the trees are not placed as Code requires is not detrimental to the intent of providing necessary tree canopies and positively contribute to the decrease in the heat island effect. The heat vulnerability measure is close to the highest in the Valley. Therefore, the additional trees proposed along the property boundaries are adequate. This request is for the elimination of a landscape island immediately in front of the convenience store building. The portion of the site which is being redesigned by the present application does not depict any large number of parking spaces without landscaping. Therefore, staff can support this design review for alternative parking lot landscaping.

Design Reviews #2, #3, #4 & #5

The proposed design for the convenience store, gasoline stations, vehicle wash, and vehicle maintenance (smog check only) depict an adequate layout of the site. A convenience store and gasoline station are existing on the site and proposed to be demolished and replaced. Staff finds the proposed design, excepting street landscaping, will comply with Policy SM-1.1 of the Master Plan, which encourages neighborhood revitalization. Additionally, this application also complies with Policy SM-1.3, which encourages revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment that establishes community character, provides opportunities for a more diverse mix of uses, and promotes vibrant, transit supportive centers with an emphasis on the Boulder Highway/Fremont Street corridor. The building and gasoline canopies are moved forward on the site, and the parking lot area are broken up into small groups of parking spaces giving a more appealing sight to the development. While staff believes the proposal is an improvement to the area, additional landscaping, along Boulder Highway in particular, could be provided on site. Due to the

modifications to the plan required to install the required landscaping, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support Waiver of Development Standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4

Staff has no objection to the reduction in departure distance for the commercial driveway on Lamb Boulevard. Due to the short distance from the intersection, the applicant cannot meet both approach or departure distance.

Staff Recommendation

Approval of the use permits; waivers of development standards #2 through #4; and design review #1; denial of waiver of development standards #1, and design reviews #2 through #5.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0014-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MIDJIT MARKET, INC- GREEN VALLEY GROCERY

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0936-JSAKN LLC:

USE PERMIT for alternative design standards on 0.7 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located 500 feet west of Lamb Boulevard and 700 feet north of Alto Avenue within Sunrise Manor. WM/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

140-18-614-005

USE PERMIT:

1. a. Allow an accessory structure (metal building) not architecturally compatible with the principal building per Table 30.44-1.
- b. Allow non-decorative vertical metal siding for an accessory structure (metal building) where not permitted per Table 30.56-2.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

- General Summary
- Site Address: 2925 N. Lamb Boulevard
- Site Acreage: 0.7
- Project Type: Accessory structure
- Building Height (feet): 15 feet 3 inches
- Square Feet: 2,000
- Parking Required/Provided: 111/139

History & Site Plans

The request was previously approved with a separate application (UC-19-0120); however, the applicant never obtained building permits for the structure. The definition of commencement per Title 30 was never met and the approved application expired. The accessory structure was built without permits in 2019 and now there is an active violation (BFC23-00427) for the structure and the applicant is submitting the same request. The submitted plans depict an existing warehouse/office building located within the M-D (Design Manufacturing) Zone. The existing warehouse/office complex consists of 8 buildings on individual lots. Total parking on-site is

provided with 139 spaces, where 111 spaces are required. The building for the addition of an accessory structure is located in the southwest portion of the parcel. Access to the site is from Lamb Boulevard. The applicant has installed the 2,000 square foot accessory structure (metal building) in the southwest portion of the parcel adjacent to the block wall.

Landscaping

There is no proposed landscaping provided or required as part of this application.

Elevations

The principal structure is currently constructed of grey stucco with decorative features. The metal building is 15 feet 3 inches in height with vertical metal siding. The metal building has a pitched roofline with roll-up doors on the east and north exterior elevations and has non-decorative walls.

Floor Plans

The metal building has an open floor plan and is 40 feet wide and 50 feet long for a total of 2,000 square feet.

Applicant’s Justification

The applicant states that the accessory structure is needed to store special equipment for large scale projects. The accessory structure will be used to store equipment out of the elements and for storage security.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0120	Allowed alternative design standards for an accessory structure	Approved by PC	April 2019
UC-0767-12	Allowed a light manufacturing use in the APZ-2 Overlay in conjunction with an existing office/warehouse building within an existing office warehouse complex	Approved by PC	February 2013
DR-0255-03	Office/warehouse complex	Approved by PC	March 2003
TM-342-01	Commercial subdivision	Approved by PC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South & West	Business Employment	M-D	Office/warehouse

Clark County Public Response Office (CCPRO)

BFC23-00427 is an active violation for building the metal accessory structure on the southwest portion of the site without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The applicant was aware that a building permit was needed because they were in the midst of obtaining a building permit (BD19-05007) during the previous land use request (UC-19-0120). A concern of the Building Department was the completion of a soils report and grading plan. These requests were never completed, and a permit was never issued for the accessory structure. Now the applicant is coming back for the same request almost 5 years later because of an active violation. The building permit should have been submitted prior to the expiration of the previous use permit. Since the structure was constructed without the appropriate permits and in violation of previous approvals, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 6 months to complete the building permit process.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- CCFD may not be able to support this request due to several issues involving fire/emergency vehicle access to, on, and around this site, obstructed onsite fire access, combustibile storage obstructing fire lanes, and access to building/fire protection systems;
- 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 to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: B&J CONSTRUCTION, LLC

CONTACT: B&J CONSTRUCTION, LLC, 6480 W. DIABLO DRIVE, LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0626-NARANJO CARMEN A & MARIA V:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for an existing accessory building (storage shed) in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Key Lime Street, approximately 200 feet north of Tangerine Rose Drive within Sunrise Manor. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:

161-03-515-033

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an existing storage shed to 2 feet where a minimum of 5 feet is required per Table 30.40-2 (a 60% reduction).
- b. Reduce the street setback from an existing storage shed to Darius Street to 6 feet where a minimum of 10 feet is required per Table 30.40-2 (a 40% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1400 Key Lime Street
- Site Acreage: 0.2
- Project Type: Accessory building (storage shed)
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 200

Site Plans

The plans depict an existing 2 story residence that is a total of 2,969 square feet, a 416 square foot existing attached patio cover, a 553 square foot attached garage, and an existing 200 square foot accessory structure that will be used for storage. The accessory building has a separation of 8 feet from the residence where 6 feet is required per Title 30, a 2 foot interior side setback from the south property line where 5 feet is required per Title 30, and a 6 foot setback from the street (Darius Street) where 10 feet is required per Title 30. The side and rear yards are enclosed by a 6 foot high CMU wall along the property lines.

Landscaping

There are no proposed or required changes to the landscaping associated with this application.

Elevations

The plans depict a 12 foot high accessory structure with color, finish, and roofing that are compatible with the residence. The structure has 2 doors at the entrance, along with windows on each side.

Floor Plans

The plans depict a 200 square foot open layout that will be used for personal storage.

Applicant's Justification

The applicant states that the accessory structure will be painted to match the residence and complement the colors of other homes in the neighborhood. The applicant adds that the side setback reduction is necessary to allow for proper drainage on the property due to ongoing flooding issues, and that the location of the pool and air conditioning units prevented other parts of the rear yard from being used for the accessory structure. Lastly, the applicant states that the accessory structure will not have adverse effects on adjacent properties and is an improvement for the neighborhood that will increase property values.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1838-96 (FM-0177-94)	Extension of time request for 2 years to complete off-site improvements	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Clark County Public Response Office (CCPRO)

CE21-25778 is an active code enforcement case on the property for a violation of the interior side setback requirement and building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff reviews waiver of development standards requests to ensure compatibility with the existing developments in the area. Although the accessory building is architecturally compatible with the residence, setbacks help preserve the appeal of a neighborhood as well as mitigate impacts and possible safety issues for the subject property and adjacent properties. The proposed setback reductions are a self-imposed hardship, and the applicant has provided no alternatives to mitigate the potential negative impacts on the surrounding area. 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Paint the accessory building to match the residence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS: 1 card

PLANNING COMMISSION ACTION: January 16, 2024 – HELD – To 02/20/24 – per Commissioner Kilarski for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: MARIA VAZQUEZ
CONTACT: GREGORY JOHNSON, 1400 KEY LIME ST, LAS VEGAS, NV 89142

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 #)	STAFF APP. NUMBER: <u>WIS-23-0626</u> DATE FILED: <u>9/11/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DA1: <u>11/1/24</u> PC MEETING DATE: <u>1-10-24</u> BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Maria Vazquez & Carmen A Naranjo</u> ADDRESS: <u>1400 key lime st</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89142</u> TELEPHONE: _____ CELL: <u>702-595-2816</u> E-MAIL: <u>1400keylimest@gmail.com</u>
	APPLICANT NAME: <u>Maria Vazquez</u> ADDRESS: <u>1400 key lime st</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89142</u> TELEPHONE: _____ CELL: <u>702-595-2816</u> E-MAIL: <u>1400keylimest@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Gregory Johnson</u> ADDRESS: <u>1400 Key Lime st</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89142</u> TELEPHONE: _____ CELL: <u>702-637-5559</u> E-MAIL: <u>gregory.johnson.jr@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-03-515-033

PROPERTY ADDRESS and/or CROSS STREETS: 1400 Key Lime St

PROJECT DESCRIPTIC: 10 X 20 Accessory Structure

(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.

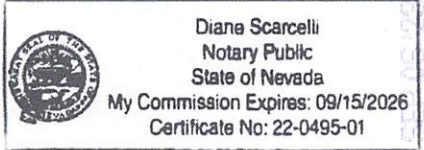
Maria Vazquez
Property Owner (Signature)

Maria Vazquez
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6-27-23 (DATE)
By * Maria Vazquez *

NOTARY PUBLIC: Diane Scarcelli



*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.

Request for Waiver of Development Standards

In support of request for

1400 Key Lime Street, Las Vegas, Nevada 89142

Parcel: 161-03-515-033

Land Use Request:

1. Waiver of Development Standards: Reduce Side setback to 14 inches where 5 feet per Table 30.40-2 is required
2. Waiver of Development Standards: Reduce Separation to 4 feet 11 inches where 6 feet per table 30.40-2 is required

Our goal is to successfully get a Waiver of Development Standards and move forward with the completion of the accessory structure. We request a waiver of development standards for a 10x20 accessory structure project and to allow the side yard setback to be 14 inches from the southeast property line and reduce separation from the main dwelling unit to 4 feet 11 inches. This waiver will address code enforcement violation CE-21-25778.

Site Characteristics & Project:

The accessory structure project is a 10x20 portable accessory structure on the Southeast corner of 1400 Key Lime St, Las Vegas, NV 89142. Blue prints were purchased prior to the start of construction, to ensure the building would be constructed with quality and longevity in mind as well as to meet construction codes. The accessory structure will be painted to match the exterior color of the main dwelling unit which also complement the colors of the Southeast neighbor's yard and the rest of the neighborhood. We ensured that the accessory structure (accessory structure) on our single family residential lot did not exceed maximum 200 sq feet or $\frac{1}{2}$ the footprint of our total yard, nor the cumulative area of all accessory buildings exceeded the footprint

of the principal dwelling unit (principal building footprint does not include overhangs, patio covers, or similar structures). The accessory structure is 11 and a half feet tall and does not need electrical wiring. This accessory structure will be used for storing personal property.

Justification of Request:

1. Flooding and Drainage Issues in Backyard

Maria Vazquez Naranjo made a significant financial investment of over \$10,000 in the month of October 2021 to address a floodplain that existed in the backyard as well as to add desert landscaping. Installation of round catch basin drains was determined as the best method to reduce flooding. The company determined the placement of these round catch basin drains as the best location to minimize flooding and allow proper drainage.

A portion of the floodplain spans 2-5 feet directly to the north of the accessory structure. This area was sloped in a manner so water could flow to one of the round catch basin drains to minimize future flooding. In order to ensure proper drainage we had to push the side yard setback distance closer to the side yard. We also had to construct the accessory structure base floor about 18 inches above the floodplain. This elevated area created a barrier that channels the water towards the round catch basin drains to allow drainage and reduce flooding in front of the backyard entry gate. We have a Pool on the Northeast side of our property, and 2 A/C units as well as a pool pump on the North side of our property, which kept us from constructing the accessory structure in those locations. We tried to maximize the space in our yard and place the accessory structure where we felt was the best location to balance the floodplain issue while not being too close to the neighbors property line. The flooding issues were the reason why the accessory structure was built at its location and primary reason we are seeking a Waiver of Development Standards and special land use permit to allow the accessory structure to stay in its current location.

2. Neighborhood Aesthetics

Placement of the accessory structure does not result in a substantial or under adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites, or rights of way, or other matters affecting the public health, safety, and general welfare of the neighborhood.

3. Neighborhood property values

In the existing neighborhood, the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by the improvement. Increased property values will in turn increase the property values of the neighborhood and will directly benefit the Southeast neighbor. The county will also benefit from the increase in property value as the property taxes will increase if the house is sold.

I would like to thank the committee for their consideration and time.

Maria Vazquez

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0940-HADDAD IYAD:

VACATE AND ABANDON a portion of right-of-way being Pariva Street between Cartier Avenue and Carey Avenue; a portion of right-of-way being Cartier Avenue between Lamb Boulevard and Abels Lane; a portion of right-of-way being Lamb Boulevard between Cartier Avenue and Carey Avenue; and a portion of right-of-way being Abels Lane between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/rp/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-401-001; 140-17-401-002; 140-17-402-001 through 140-17-402-003

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 60 feet of the Pariva Street right-of-way located along the east of parcels 140-17-401-001 and 140-17-401-002; 5 feet of the Cartier Avenue right-of-way located along the north of the subject site; 5 feet of the Lamb Boulevard right-of-way located along the west of the subject site; 5 feet of the Abels Lane right-of-way located along the east of the subject site. The applicant is requesting a vacation of Pariva Street for a proposed distribution center. Additionally, the applicant requests to vacate 5 feet of the right-of-way of the following streets for the proposed detached sidewalks: Lamb Boulevard, Cartier Avenue, and Abels Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0563-09	Use permit, waiver of development standards, and design review for a funeral home and cemetery	Approved by BCC	November 2009
WS-0444-06 (ET-0120-08)	Extension of time to commence an office/warehouse - expired	Approved by PC	June 2008
TM-0399-06	Industrial subdivision - expired	Approved by PC	November 2006
VS-1331-06	Vacated and abandoned a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Carey Avenue - expired	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0444-06	Waiver to allow modified landscaping standards that includes a reduced landscape width and an attached in sidewalk - expired	Approved by PC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	M-D (AE-70)	Undeveloped
South	Business Employment	M-D, RUD & M-1 (AE-65 & AE-70)	Industrial & single family residential
East	Business Employment	M-D & M-1 (AE-70 & APZ-2)	Warehouse
West	Business Employment & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (AE-70)	Single family residential

Related Applications

Application Number	Request
WS-23-0939	A waiver and design review for a distribution center is a companion item on this agenda.

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 the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.

- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0939-HADDAD IYAD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow access to a local street; **2)** allow modified driveway design; **3)** turnaround for a non-through street; and **4)** reduce driveway departure distance from the intersection.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 15.8 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Lamb Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-401-001; 140-17-401-002; 140-17-402-001 through 140-17-402-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow access to a local street (Cartier Avenue) where access to a local street is not permitted per Table 30.56-2.
- b. Allow access to a local street (Abels Lane) where access to a local street is not permitted per Table 30.56-2.
- c. Allow access to a local street (Pariya Street) where access to a local street is not permitted per Table 30.56-2.
2. a. Reduce driveway throat depth to 7 feet 6 inches where 75 feet is required (Cartier Avenue) per Uniform Standard Drawing 222.1 (a 90% reduction).
- b. Allow driveway width to 30 feet where 32 foot minimum is required (Cartier Avenue) (per Uniform Standard Drawing 222.1 (a 90% reduction).
3. Waive dedication of a turnaround area for non-through street at lengths greater than 150 feet per Section 30.52.030.
4. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 152 feet along Abels Lane where 190 feet is the minimum per Chapter 30.52 (a 20% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Allow alternative parking lot landscaping where Figure 30.64-14 is required.
3. Increase finished grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233.3% increase).

**LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: 2550 N. Lamb Boulevard and 4425 E. Cartier Avenue
- Site Acreage: 15.8
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 333,578
- Parking Required/Provided: 167/168

Site Plans

The plans depict a proposed development consisting of a 1 story distribution center located on a 15.8 acre site. The distribution center has been designed with the following setbacks: 1) 31 feet from the west property line along Lamb Boulevard; 2) 105 feet from the south property line; 3) over 346 feet from the east property line along Abels Lane, and 4) 84 feet from the north property line along Cartier Avenue. The distribution center requires 167 parking spaces where 162 parking spaces are provided on the north side of the building and 6 parking spaces are provided along the south property line. Parking for the building is located along the north, south, and east sides of the building. Forty-two dock high loading doors are located on the south side of the building. The dock high loading doors are not visible from the public right-of-way. To the south of the loading/unloading area are no spaces designated for the storage of trailers. The parking area for the dedicated truck cab with attached trailers is set back 15 feet to Abels Lane and Cartier Avenue. Access to the project site is granted via driveways along Lamb Boulevard, Cartier Avenue, and Abels Lane. Five foot wide detached sidewalks are provided along Lamb Boulevard, Cartier Avenue, and Abels Lane. An 8 foot high emergency access gate is provided at the northerly terminus of Pariva Street and the westerly driveway on Cartier Avenue. The access driveway on Lamb Boulevard is gated along with an access gate on the east side of the building, which reduces access to the loading docks on the south side of the building. A design review to increase finished grade is also part of this request. A trash enclosure is provided along the southeast side of the distribution building. The largest increase to finished grade, up to 5 feet, occurs within the central portion of the project site.

Landscaping

The plans depict a 15 foot wide street landscape area, including a 5 foot wide detached sidewalk, along Cartier Avenue, and Abels Lane, with a 21 foot to 34 foot wide street landscape area, including a 5 foot wide detached sidewalk along Lamb Boulevard. The street landscape areas consist of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site; however, the landscape area on the north side of the building is 8 feet wide. A 20 foot to 57 foot wide landscape area is provided along the south property line which includes 2 rows of Shoestring Acacia trees, and a 9 foot high block wall with painted reveals.

Elevations

The plans depict a proposed distribution center measuring up to 43 feet in height to the top of the parapet wall, with a varying roofline. A metal canopy is designed at the office entrances on the north side of the building. The plans depict 42 dock high loading doors, located along the south side of the building, orientated towards the existing residences immediately south of the project site. The exterior of the distribution center will be designed with concrete tilt-up panels that will be painted with varying shades of gray with navy accent. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict an open floor consisting of 333,578 square feet that will be utilized as a distribution center. Accessory office space, consisting of 10,000 square feet, is included within the overall floor area of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed distribution center site design takes into consideration the loading docks not facing a street and provides for 188 feet of separation and landscaping with 9 foot high screen wall to buffer the use from the residential properties to the south. There is an existing walking park within the residential subdivision that provide additional separation of the use from the residences. The applicant also indicates that although the Cartier Avenue throat depth is reduced, the driveways on Cartier Avenue are secondary access to the site. The applicant indicates that additional driveway throat depths are provided on Lamb Boulevard, and Abels Lane to reduce on-site traffic conflicts. The applicant is also requesting a waiver to allow for access from Cartier Avenue and Abels Lane which are local streets. Cartier Avenue will be used for auto access while Abels Lane will have access for the dedicated truck parking located on the southeast corner of Abels Lane and Cartier Avenue. The requested waivers will not impact the on-site circulation as the site is designed with long drive aisles to allow for adequate movement to and from the loading docks as well as providing enough room for on-site stacking to avoid back-up onto the rights-of-way. The applicant indicates that a County approved turnaround is not necessary on the site. The requested alternative parking lot landscaping provides for more than the required number of trees which have been relocated to the southwest corner of the site to provide for additional buffer for the residential properties to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0563-09	Use permit, waiver of development standard, and design review for a funeral home	Approved by BCC	November 2009
WS-0444-06 (ET-0120-08)	Extension of time to commence an office/warehouse - expired	Approved by PC	June 2008
TM-0399-06	Industrial subdivision - expired	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1331-06	Vacated and abandoned a portion of right-of-way being Lamb Boulevard located between Cartier Avenue and Carey Avenue - expired	Approved by PC	November 2006
WS-0444-06	Waiver to allow modified landscaping standards that includes a reduced landscape width and an attached in sidewalk. - expired	Approved by PC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	M-D (AE-70)	Undeveloped (approved distribution center)
South	Business Employment	M-D, M-1, (AE-65, AE-70 & APZ-2)	Single family residential
East	Business Employment	M-D, M-1 (AE-70 & APZ-2)	Warehouse
West	Business Employment & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (AE-65 & AE-70)	Single family residential

Related Applications

Application Number	Request
VS-23-0940	A request to vacate portions of Pariva Street, Cartier Avenue, Lamb Boulevard, and Abels Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff has no objection to permitting access to the local streets Abels Lane, Cartier Avenue, and Pariva Street. The portion of Cartier Avenue, located between Lamb Boulevard and Abels Lane, will serve the proposed distribution center. The portion of Abels Lane, located between Cartier Avenue and Carey Avenue, will serve the proposed distribution center, the approved distribution warehouse development to the north, and the industrial buildings to the south and east. The portion of Pariva Street located between Carey Avenue and the subject site, will serve the proposed distribution center as an emergency access. These specific portions of Cartier Avenue, Pariva Street, and Abels Lane do not serve any single family residential developments; therefore, access to the local streets should have minimal to no impact on the surrounding land uses and properties. Furthermore, access to the local streets provides better on-site circulation for the distribution center, in addition to providing secondary points of access for emergency personnel. However, since staff cannot support other portions of this request, staff cannot support waiver of development standards #1.

Design Review #1

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; and 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance. However, staff is concerned about the stacking and queuing of large commercial vehicles accessing the site from Lamb Boulevard within close proximity to the residential properties to the south. Staff is unable to support the design of the loading docks facing the residential properties to the south. Additionally, staff is unable to support other portions of the request and therefore, cannot support this request.

Design Review #2

The proposed parking lot landscaping meets the intent of providing an adequate number of trees for the site and locating the trees to benefit the adjacent residential properties to the south. However, the reduction in the landscape width along the building is a self-imposed hardship and providing adequate trees within the parking areas reduces the heat impact of large expanses of paved area. Therefore, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth and driveway width for the easternmost driveway on Cartier Avenue. The applicant has provided extra landscape buffers adjacent to the driveway, the buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #3

Staff has no objection to not provide a turnaround for Pariva Street. The applicant has worked with staff and Fire Prevention on the design of Pariva Street with an emergency access gate. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #4

Although the departure distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site. Therefore, staff can support this request. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #3

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. However, since Planning is recommending denial of the application, staff cannot support this 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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;

- Driveway on Pariva Street to remain emergency access only.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

Fire Prevention Bureau

- 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 that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; to submit plans for review and approval prior to installing any gates, speed humps (speed humps not allowed), and any other Fire Apparatus Access Roadway obstructions; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0173-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0791-CYCLONE D G, LLC:

ZONE CHANGE to reclassify 0.2 acres from R-E (Rural Residential Estate) Zone to C-2 (Commercial General) Zone for a restaurant expansion.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; **2)** allow modified street standards; and **3)** allow modified driveway design standards.

DESIGN REVIEW for an expansion in conjunction with an existing restaurant on 0.7 acres in a C-2 (Commercial General) Zone.

Generally located on the south side of Bartlett Avenue (alignment) and the east side of Pecos Road within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-101-012; 140-19-101-013

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce street landscape area to 7 feet, with an attached sidewalk, along the south side of Bartlett Avenue where 15 feet of landscaping, including a detached sidewalk, is required per Figure 30.64-17 (a 53% reduction).
 - b. Eliminate street landscaping with an attached sidewalk along the north side of Bartlett Avenue where 15 feet of landscaping, including a detached sidewalk is required per Figure 30.64-17 (a 100% reduction).
 - c. Reduce street landscape area to 6 feet, with an existing attached sidewalk, where 15 feet of landscaping is required behind the sidewalk along Pecos Road per Section 30.64.030 (L)(4) (a 60% reduction).
 - d. Eliminate perimeter landscaping along the south property boundary where required per Figure 30.64-11 with 1 tree per 20 feet (A 100% reduction).
2. Reduce the approach distance to the intersection of Pecos Road and Bartlett Avenue to 45 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 70% reduction).
3.
 - a. Allow an alternative driveway design (Pecos Road) where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
 - b. Reduce driveway width to 26 feet where a minimum width of 36 feet is required per Uniform Standard Drawing 222.1 (A 28% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2238 Pecos Road
- Site Acreage: 0.2 (zone change)/0.7 (overall project)
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 1,408 (existing building)/897 (addition)/2,305 (total)
- Parking Required/Provided: 24/29

Site Plans

The plans depict an addition to an existing restaurant building on parcel 140-19-101-012. Parcel 140-19-101-012 was reclassified to a C-2 zone in 1989 by ZC-0245-89. A similar restaurant expansion was proposed in 1997 with ZC-2254-97 to rezone parcel 140-19-101-013. Application ZC-2254-97 was approved, but subsequently expired due to not being constructed. The proposed plan shows parcel 140-19-101-013 with landscaping on the east property line, Bartlett Avenue road construction, and 10 additional parking spaces for use by the restaurant. Nineteen parking spaces are shown on parcel 140-19-101-012, for a total of 29 parking spaces available for the restaurant use. The site is accessed from Pecos Road at a driveway located on the west side of the property, just north of the restaurant building. A secondary 1 way driveway remains on the southwest side of the restaurant for employee use only access to a loading zone. No access to the restaurant is provided from Bartlett Avenue. The Bartlett Avenue connection between Pecos Road and Clifford Street will be the only east west connecting road between Carey Avenue and Lake Mead Boulevard. The plan shows that a 1 way access drive is being provided along the south side of the building addition to allow trucks to access the loading zone at the rear (east side) of the building from the western side of the site. The driveway located on the southwestern corner of the site is for entry only and is proposed for employee access only, with tire spikes installed to enforce 1 way traffic into the site. Since the southwestern driveway is not intended for ingress or regular egress, the applicant has submitted waivers to allow for an alternative driveway design for this driveway. The loading docks for the proposed addition will be located on the south and east sides of the building. Only 10 feet remains for 1 way traffic on the south side of the loading zone.

Landscaping

An existing attached sidewalk is located along Pecos Road with landscaping and parking along the west property line. Bartlett Avenue is proposed to be constructed between Pecos Road and the existing Bartlett Avenue to the east of this property. Bartlett Avenue will have full off-site improvements on both sides of the street and attached sidewalks with waiver requests for landscaping. A 6 foot to 24 foot wide landscape area with an attached sidewalk is being provided along Pecos Road along the western boundary of the site consisting of trees shrubs, and groundcover not meeting Figure 30.64-17. Landscaping adjacent to a less intense use is provided on the east side of the property, but not the south side of the property. The applicant is requesting waivers of development standards to allow an alternative landscape design along the streets and south property line.

Elevations

The existing 18 foot high building has a hip roof and structure, with mechanical equipment on the roof, and was originally built as a residential home. Extensive changes are proposed to the façade and roofline of the existing restaurant with a maximum height of 28 feet. The new façade will include a clay tile mansard roof and mission style parapet made of stucco and painted in earth tones. The new parapet walls will shield the mechanical equipment from view. Faux ornamental multiple pane windows with transoms are depicted on the north and west facing facades. The main entry doors are decorative and located on the north facing façade. Service and emergency egress doors are located on the east and west sides of the building.

Floor Plans

The addition will add 897 square feet to the existing 1,408 square foot restaurant building. The proposed addition will include 238 square feet of additional dining, 322 square foot new kitchen, 100 square foot entry foyer, corridor hallway, and 196 square foot bathroom space.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to expand an existing restaurant building that was converted from a residential home into a restaurant after a 1981 reclassification (ZC-0040-81) of the property to commercial use. The applicant is proposing to enhance the aesthetic appeal of the building by making façade improvements and adding parapets to the roof. The mission style theme will match the restaurant use and complement the surrounding area with earth tone colors and stucco and clay tile materials. There are elements of the western driveway that support a waiver from the commercial pan driveway, including drainage facilities, expense to the owner, and other existing hardscape. The driveway width cannot be increased due to the added cost and need to remove existing hardscape elements, storm drain, sewer facilities, and bollards protecting an existing sign. The southern driveway and utility easement are existing reasons for not providing landscaping adjacent to less intense residential uses to the south. The 48 foot width of Bartlett Avenue will match the existing attached sidewalks on both sides of the street and the landscaping strip currently provided east of this property on the south side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2254-97	Reclassified 140-19-101-013 to C-2 - expired	Approved by BCC	February 1998
ZC-0245-89	Reclassified to C-2 zoning and allow alcohol	Approved by BCC	September 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM18	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South, East	Urban Neighborhood (greater than 18 du/ac)	RM18	Single family residential
West	Single Family Low Density (City of North Las Vegas)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The restaurant expansion is an increase of approximately 64% of the existing footprint ground floor area of the building. Rezoning the undeveloped land along the east side of the property for parking and landscaping will be consistent with the intent of the Master Plan Policy SM-5.1 encouraging compatible development of land that supports an employment base near residents. For these reasons, staff finds the request for the C-2 (CG) Zone is appropriate for this location.

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 #1a & #b

The installation of new sidewalks connecting the neighborhoods to the east with the commercial corridor of Pecos Road meets Master Plan Policy SM-4.2. The connection of Bartlett Avenue to the eastern neighborhoods will provide an important and improved pedestrian connection to Pecos Road and the existing transit stop at Bartlett Avenue and Pecos Road. Previous development of the northern property and remaining available right-of-way width are physical hardships and limiting factors for extension of Bartlett Avenue to Pecos Road. Bartlett Avenue is currently built east of this property with the same dimensions proposed for this development. Staff can support these requests.

Waiver of Development Standards #1c

The existing restaurant building and existing parking areas are adjacent to Pecos Road and limited the availability of adequate space for 15 feet of landscaping adjacent to the existing attached sidewalk along Pecos Road. The new landscape design shows 2 parking spaces adjacent to Pecos Road that could be removed since they are not required parking spaces. This would allow for that

area to be included as landscaping with trees. However, without this change, staff cannot support this request.

Waiver of Development Standards #1d

The established Pecos Road driveway access on the south side of the building provides direct access to an existing communications monopole at the southeast corner of the property. While access to the tower could be provided through the proposed parking lot, the applicant is proposing to keep the south access driveway and not install landscaping adjacent to the less intense residential uses. No evidence of an existing tower access easement along the south property line has been provided to staff. Therefore, staff cannot support this request.

Design Review

The expansion and improvement of the existing restaurant is supported by Policy SM-1.1 that encourages neighborhood revitalization. The installation of new sidewalks connecting the neighborhoods to the east with the commercial corridor of Pecos Road meets Master Plan Policy SM-4.2. The connection of Bartlett Avenue to the eastern neighborhoods will provide an important and improved pedestrian connection to Pecos Road and the existing transit stop at Bartlett Avenue and Pecos Road. However, because staff cannot support waivers #1c and #1d, staff recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction of approach distance for the existing commercial driveway. Although the approach distance does not comply with the minimum standards, staff finds the location will allow vehicles to safely access the site.

Waiver of Development Standards #3

Staff has no objection to leaving the existing pan driveway with the reduced driveway width. The driveway will allow vehicles to safely access the site, additionally the driveway cannot meet standards as there is an existing drop inlet and power pole adjacent to the driveway.

Staff Recommendation

Approval of the zone change, and waivers of development standards #1a and #1b; denial of waivers of development standards #1c and #1d and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Remove and replace the 2 parking spaces on the west side of the parcel adjacent to Pecos Road with landscaping, shrubs, groundcover, and 2 trees.

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 48 feet for Bartlett Avenue associated spandrel.

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: EDGAR MONTALVO

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <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 #)	STAFF APP. NUMBER: <u>ZC-23-0791</u> DATE FILED: <u>11/15/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>SUNNIST MAHOR</u> TAB/CAC DATE: <u>2-1-24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-21-24</u> FEE: <u>\$ 2,200</u>
	PROPERTY OWNER NAME: <u>CYCLONE DG, LLC</u> ADDRESS: <u>6577 BURIED TREASURE CT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>comments@xpconsult.net</u>
	APPLICANT NAME: <u>CARMEN CANO</u> ADDRESS: <u>8328 MESA BLOOM ST</u> CITY: <u>NORTH LAS VEGAS,</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>comments@xpconsult.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>EDGAR MONTALVO</u> ADDRESS: <u>2209 TOSCA STREET #8-101</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: _____ CELL: <u>(702) 479-8664</u> E-MAIL: <u>edgar@xpconsult.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-19-101-012

PROPERTY ADDRESS and/or CROSS STREETS: 2238 N PECOS RD, E CAREY AVE & E LAKE MEAD BLVD

PROJECT DESCRIPTION: Design Review for a remodel and addition of a existing La Playita Restaurant.

(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.

Carmen Cano Property Owner (Signature)*
Carmen Cano Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 22, 2022 (DATE)
 By PRO Carmen Cano
 NOTARY PUBLIC: [Signature]



*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.

Jun 23, 2023

TO: Clark County
Comprehensive Planning Department

PROJECT JUSTIFICATION LETTER
RE: LA PLAYITA REMODEL
APR: 23-100017

20-23-0791

To whom it may concern.

The reason of this letter is to request a design review for an addition to the existing "La Playita Restaurant" located at the 2238 N Pecos Rd. A.P.N. 140-19-101-012, and the approval of some waivers of development standards listed here below.

The purpose of this project is to improve the aesthetics of the existing building. The urban image will change as the facades of the building will be completely remodeled to a typical Mexican style to be more in accordance with the existing Mexican restaurant use. This will be done by rising parapets and adding some architectural features. While doing so, we are also covering the existing HVAC units in the top of the existing roof and its exposed duct work.

Also, the site plan will be redesigned to provide the required parking spaces per code. The existing square footage of the building currently is 1408 requiring 14 parking spaces, the proposed addition is 897 sq. ft. for a new remodeled area of 2,305 sq. ft. the code states; "Restaurants, Bar/Lounge/Tavern: not in a shopping center 10: 1,000 sq. ft." for a total of 24 parking spaces where 29 parking spaces will be provided, avoiding requesting a waiver for parking spaces.

Along with these changes also we are adding 897 sq. ft. to the existing building, which is located on a 0.52 acre, C2 zoned lot.

Through this Justification letter we respectfully request for your approval of the following waivers:

1. A waiver for the commercial pan driveways on Pecos Road where a commercial curb of 15-feet and 25-feet radius is required. Since there are some elements that cannot be removed as an existing storm drain, a sewer manhole, bollards to protect the existing restaurant sign, streetlights and concrete planter that will be remain on the design and cannot be relocated because involves a great cost and engineering that it'll be infeasible to afford for the nature of our project. Instead, we provide a commercial pan as per Uniform Standard Drawing 224.
2. A Waiver for the minimum width of the driveway of 36 feet from lip of gutter to lip of gutter per 30.52 of the Clark County Development Code (Title 30), to 26' 7" which is the existing dimension, since there are some elements that cannot be removed as an existing storm drain, a sewer manhole, bollards to protect the existing restaurant sign, streetlights and concrete planter that will be remain on the design and cannot be relocated

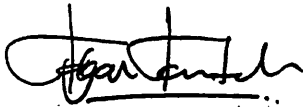
because involves a great cost and engineering that it'll be infeasible to afford for the nature of our project.

3. A waiver for the approach side where 150' is required we provide 51' Due to the right of way being ceded to E Barlett Ave, and to the existing entrance.

We strongly believe that this project will contribute to improve the zone image and will be a great contribution to the neighborhood.

We have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely

A handwritten signature in black ink, appearing to read "Edgar D. Montalvo", written over a horizontal line.

Edgar D. Montalvo