



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

February 24, 2022

6:30pm

AGENDA

Note:

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

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

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

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

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

- III. Approval of Minutes for February 10, 2022. (For possible action)
- IV. Approval of the Agenda for February 24, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

03/15/22 PC

- 1. **UC-22-0041-LERMA HERMELINDA R:**
USE PERMITS for the following: **1)** allow accessory structures not architecturally compatible with the principal structure; **2)** allow alternative design standards; and **3)** allow the area for all accessory buildings to exceed the area of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** building separation; and **3)** allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/xx (For possible action)
03/15/22 PC

03/16/22 BCC

- 2. **ET-22-400008 (WS-19-0825)-PJA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** waive landscaping; **2)** waive trash enclosure; **3)** waive connection to public water and sewer; **4)** waive a portion of on-site paving; and **5)** reduce throat depth.
DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/nr/syp (For possible action)**03/15/22 BCC**
- 3. **WC-22-400005 (ZC-1247-02)-GREEN MINI STORAGE, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** provide consistent architecture and landscaping throughout; **2)** all sides of buildings to be finished to be consistent with the front of buildings; and **3)** landscaping per original plans submitted with the application in conjunction with a mini-warehouse facility 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/lm/jo (For possible action) **03/16/22 BCC**
- 4. **UC-22-0020-GREEN MINI STORAGE, LLC:**
USE PERMIT 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/lm/jo (For possible action) **03/16/22 BCC**

- VII. General Business: Elect a new Vice Chair for the Sunrise Manor TAB (for possible action)
- 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: March 10, 2022.
- X. Adjournment.

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



Sunrise Manor Town Advisory Board

February 10, 2022

MINUTES

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

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

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

II. Public Comment: None

III. Approval of January 27, 2022 Minutes

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

IV. Approval of Agenda for February 10, 2022

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

V. Informational Items: Ms. Martinez informed everyone that Commissioner Segerblom will be hosting a virtual Town hall on Wednesday February 23, 2022 at 5:30pm re: Short-term rentals. Mr. Covington announced that Commissioner Kirkpatrick is hosting the annual clothing drive, gently used or new items can be dropped off at the Cora Coleman Rec. Center or the Government Center. There will also be a series of Tax preparation workshops: Mr. Covington can be reached at: 702-455-2540 to find out all the times and locations.

VI. Planning & Zoning

02/15/22 PC

1. **AR-21-400189 (WS-19-0727)-TWIN TOWERS LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/nr/jo (For possible action)02/15/22 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote:4-0/Unanimous

03/01/22 PC

2. **WS-22-0010-NVDD LIVING TRUST & MADRIGAL MANNY & ROSA TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) increase wall height.
DESIGN REVIEW for a proposed single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone. Generally located on the south side of Lake Mead Boulevard and the north side of Kell Lane, 470 feet west of Marion Drive within Sunrise Manor. TS/rk/jo (For possible action) 03/01/22 PC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote:4-0/Unanimous (1 abstained)
3. **TM-22-500006-NVDD LIVING TRUST & MADRIGAL MANNY & ROSA TRS:**
TENTATIVE MAP consisting of 49 single family residential lots and common lots on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone. Generally located on the south side of Lake Mead Boulevard and the north side of Kell Lane, 470 feet west of Marion Drive within Sunrise Manor. TS/rk/jo (For possible action) 03/01/22 PC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote:5-0/Unanimous

03/02/22 BCC

4. **DR-22-0016-DISCOUNT DUMPSTERS, LLC:**
DESIGN REVIEW for finished grade on 4.9 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-1 & APZ-2) Zone. Generally located on the east side of Nellis Boulevard, 620 feet north of Carey Avenue within Sunrise Manor. MK/jvm/jo (For possible action) 03/02/22 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote:4-0/Unanimous

- VII.** General Business: Ms. Castro announced that she is resigning from her position on the board because she will no longer be living within Sunrise Manor.

- VIII. Public Comment: A neighbor Ms. Weaver asked who is responsible for cleaning up the rock landscaping along Nellis Blvd.
- IX. Next Meeting Date: The next regular meeting will be February 24, 2022
- X. Adjournment
The meeting was adjourned at 6:57pm

DRAFT

03/15/22 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

MEIKLE LN/CHRISTY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0041-LERMA HERMELINDA R:

USE PERMITS for the following: 1) allow accessory structures not architecturally compatible with the principal structure; 2) allow alternative design standards; and 3) allow the area for all accessory buildings to exceed the area of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) building separation; and 3) allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/xx (For possible action)

RELATED INFORMATION:

APN:

140-21-711-007

USE PERMITS:

1. Allow accessory structures to not be architecturally compatible with the principal structure where required per Table 30.44-1.
2. Allow alternative design standards.
3. Allow cumulative area of accessory structures (3,336 square feet) to exceed the footprint of the principal dwelling (2,040 square feet) where not allowed per Table 30.44-1 (a 64% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side street setback along Christy Lane for a shipping container to 5 feet, 5 inches where 10 feet is required per 30.40-1 (a 45% reduction).
 - b. Reduce the side yard setback along the eastern property line to 1 foot where 5 feet is required per 30.40-1 (an 80% reduction).
 - c. Reduce the rear yard setback along the south property line to zero feet, where 5 feet is required per 30.40-1 (a 100% reduction).
2. Reduce the required separation between existing accessory structures to zero feet where 6 feet is the standard per Table 30.40-2 (a 100% reduction).
3. Reduce the setback for a private residential driveway to 7 feet where a 12 foot setback from the back of curb return is standard per Uniform Standard Drawing 222 (a 42% decrease).

**LAND USE PLAN:
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: 5519 Meikle Lane
- Site Acreage: 0.6
- Project Type: Accessory structures
- Building Height (feet): 10 (Horse stables)/9 (shade structure)/12 (Conex box B1)/10 (Conex box B2)/12 (storage building)
- Square Feet: 2,040 (Principal residence)/ 1,546 (horse stables)/600 (shade structure)/210 (Conex box B1)/180 (Conex box B2)/800 (storage building)

Site Plans

The plans depict an existing single family residence located in Sunrise Manor at the southeast corner of Meikle Lane and Christy Lane. Currently, there are existing accessory structures and accessory agriculture structures (horse stables).

Landscaping

No landscaping is proposed or required with this request. The property is enclosed by an existing 6 foot high decorative block wall.

Elevations

The plans depict horse stables that are 10 feet high with block walls on 3 sides and a metal roof that faces inward for a total of 7 stables. The accessory building noted as B1 is made of vertical metal siding and a flat roof. A wooden shade structure identified as B4 is made of wooden siding with a metal roof at 9 feet in height. The accessory structure identified as B2 is built from vertical wood siding and a flat roof line. The Conex box is made of vertical metal siding at 9 feet in height.

Floor Plans

The plans depict various floor plans, including the main house with 4 bedrooms, kitchen, bathroom, and living room. Conex box B1 is an open floor plan, accessory structure, Conex box B2 shows an open floor plan for storage and has 2 doors, structure listed as B4 is an open floor plan with 1 door and is used for storage. The shade structure that enclosed the existing water well is an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant submitted this application as a result of violation issues from the Clark County Public Response Office for building without a permit. The applicant has stated that some of the accessory structures will be removed, while others will stay and are subject to a use permit

and/or waiver of development standards for setbacks and building separation. The applicant is requesting to make these remaining buildings legal.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	C-1	Single family residential

Clark County Public Response Office (CCPRO)

There is an active violation for building without a permit (CE-21-17250).

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds the requested use permits to waive architectural compatibility and the design standards for the existing accessory structures will have a negative impact on the surrounding land uses and properties as the accessory structures are visible from both the street and/or adjacent properties. The applicant placed or built these accessory structures without proper land use entitlement approval and building permit approval. In addition, staff cannot support allowing the cumulative area of accessory structures to exceed the footprint of the principal structure (residence). The total area of all the accessory structures exceeds the footprint of the residence by 1,296 square feet when all accessory structures are considered. Staff finds this increase in square footage to be excessive and the increase will have an adverse impact to the surrounding area. Staff cannot support the use permit requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed waivers for reduced setbacks are not in harmony with the purpose, goals, objectives, and standards of the Master Plan and Title 30, considering the structures were built without approval and have zero setbacks. The proposed waiver for setback reductions as shown on the plans will create a substantial or undue adverse effect on adjacent properties, particularly the properties to the east and south, where the horse stables and accessory structure for the well house were built with a zero setback from the property line; therefore, staff does not support these requests as they represent a self-imposed hardship.

Waiver of Development Standards #2

Staff does not support waiver of development standards to reduce the required separation between the conex boxes to zero feet, as there is considerable area within the property that can be utilized to meet the requisite separation of at least 6 feet. Staff finds this request is a self-imposed hardship; therefore, staff recommends denial.

Public Works - Development 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:

Current Planning

If approved

- 1 year to obtain building permits for conex boxes and all accessory structures;
- Paint the accessory structures to match the principal residence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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: HERMELINDA LERMA

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE
SUITE 140-C, LAS VEGAS, NV 89130

DRAFT

03/16/22 BCC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

BETTY LN/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400008 (WS-19-0825)-PJA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) waive landscaping; 2) waive trash enclosure; 3) waive connection to public water and sewer; 4) waive a portion of on-site paving; and 5) reduce throat depth.

DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone.

Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/nr/syp (For possible action)

RELATED INFORMATION:

APN:
140-16-301-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive required on-site landscaping adjacent to right-of-way (Betty Lane) where landscaping is required per Figure 30.64-13.
- b. Waive required parking/lot landscaping where landscaping is required per Figure 30.64-14.
2. Eliminate trash enclosure requirements per Section 30.56.120.
3. a. Permit no connection to public water service where required per Sections 30.52.040 and 30.52.100.
- b. Permit no connection to public sanitary sewer service per Sections 30.52.040 and 30.52.110.
4. Waive a portion of on-site paving for outside storage where all areas subject to vehicular traffic are required to be paved per Section 30.60.020.
5. Reduce throat depth for a commercial driveway to 5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 2670 Betty Lane

- Site Acreage: 2.1
- Project Type: Outside storage
- Parking Required/Provided: 8/9

History

The previously approved application (ZC-0251-08) requested a reclassification of the property to an M-1 zoning district without plans and required a design review as a public hearing for future plans. WS-19-0825 was previously approved on this site for an outside storage yard.

A companion item to WS-19-0825, was WC-19-400141 (ZC-0251-08), a waiver of conditions of a zone change requiring full off-sites and a drainage study. This application along with WS-19-0825 was approved by the Board of County Commissioners (BCC) with conditions for off-site improvements which was limited to additional pavement, curb, and gutter (no sidewalk or streetlights), and a drainage study.

In 2021, the applicant requested 2 waivers of conditions to eliminate required off-site improvements all together and avoid any required drainage study conditioned by both WS-19-0825 and ZC-0251-08. The applications were approved by the BCC with an advisory that WS-19-0825 would expire on December 4, 2021.

Site Plan

The previous site plan shows that access to the site is from 2 gated entrances along Betty Lane which is partially paved with no other off-sites in place. At the northeast corner of the site there is an unpaved area that will be utilized for tracked equipment parking. The site plan also shows that conditions of approval from WS-19-0825 were added to the site. For example, decorative rock boulders have been placed along the street frontage, a dumpster was also placed adjacent to the west property line, the Department of Environment and Sustainability approved paving on a portion of the site, there are also no on-site residential uses. Paved parking will be provided along the west property line along with required bicycle parking spaces.

Landscaping & Screening

The plans depict a 10 foot wide landscape buffer along Betty Lane with an 8 foot high decorative block wall, and an 8 foot high metal panel fence along the north and east property lines. The plans depict a xeriscape design with no live plants; however, crushed rock and large boulders will be provided along Betty Lane. There is an existing 8 foot high metal panel fence along the south property line.

Previous Conditions of Approval

Listed below are the approved conditions for WC-21-400126 (ZC-0251-08):

Current Planning

- Applicant is advised that existing outside storage of vehicles, materials, and other related items stored on-site to be removed until site construction and technical studies have been completed; that the County is currently rewriting Title 30 and future land use applications 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Off-site permits shall be submitted to Public Works within 2 years;
- Drainage Study shall be submitted to Public Works within 6 months;
- Submit a monthly update to Commissioner Kirkpatrick's office.

Listed below are the approved conditions for ZC-0251-08:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- No structures to be constructed above 126 feet in height in compliance with Nellis Air Force Base requirements;
- Design review as a public hearing for future plans;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- All applicable standard conditions for this application type.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Civil Engineering

- Construct full off-sites;
- Drainage study and compliance.

Listed below are the approved conditions for WC-21-400130 (WS-19-0825):

Current Planning

- Applicant is advised that WS-19-0825 expires on December 4, 2021, and to apply for any necessary extension of time application; that existing outside storage of vehicles, materials, and other related items stored on-site to be removed until site construction, business license, and technical studies have been completed; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application is only for WS-19-0825 and does not apply to future land use applications.

Public Works - Development Review

- Off-site permits shall be submitted to Public Works within 2 years;
- Drainage Study shall be submitted to Public Works within 6 months;
- Submit a monthly update to Commissioner Kirkpatrick's office.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of North Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Listed below are the approved conditions for WS-19-0825:

Current Planning

- Xeriscape consisting only of decorative rock and boulders must be installed along road frontage;
- 5 years to review for the water and sewer connection;
- Dumpster must be placed on-site;
- Subject to the Department of Air Quality approval for the waived portion of paving;
- No on-site living on property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights);
- Work with staff on commercial driveway design;
- Drainage study and compliance.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are two active septic permits on APN 140-16-301-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that a drainage study is in process and additional time is needed to prepare and submit improvement plans. The applicant also states that they removed some of the outside storage from the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-21-400126 (ZC-0251-08)	Full off-sites and drainage study	Approved by BCC	September 2021
WC-21-400130 (WS-19-0825)	Off-sites and drainage	Approved by BCC	September 2021
WS-19-0825	Outside storage yard with waivers	Approved by BCC	December 2019
ZC-0251-08	Reclassified 2.4 acres from R-E to M-1 zoning for future industrial development	Approved by BCC	May 2006
ZC-018-70	Reclassified 2.4 acres from M-D to R-E zoning for a kennel and residence	Approved by BCC	April 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Warehouse with outside storage & outside storage yard
South	Business Employment	M-2	Outside storage yard
West	Business Employment	M-D & M-1	Outside storage yard

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

Staff has no objection to this extension of time. The drainage study was submitted on January 19, 2022. Based on the approvals from September 22, 2021, the off-site permit must be submitted by September 22, 2023. The applicant is also required to continue to work with Public Works staff on commercial driveway design and to continue to submit a monthly update to Commissioner Kirkpatrick's office.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 4, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Off-site permits shall be submitted to Public Works by September 22, 2023;
- Work with staff on commercial driveway design;
- Submit a monthly update to Commissioner Kirkpatrick's office.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: APOLONIO PINEDA

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE
SUITE 140-C, LAS VEGAS, NV 89130

03/16/22 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

HOLLYWOOD BLVD/LAKE MEAD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400005 (ZC-1247-02)-GREEN MINI STORAGE, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** provide consistent architecture and landscaping throughout; **2)** all sides of buildings to be finished to be consistent with the front of buildings; and **3)** landscaping per original plans submitted with the application in conjunction with a mini-warehouse facility 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/lm/jo (For possible action)

RELATED INFORMATION:

APN:

140-22-617-002

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 2 (portion)/9.6 (overall)
- Project Type: Mini-warehouse facility

Site Plan

The original site was for a retail pad within the shopping center. The proposed development is for a mini-warehouse facility on the remaining vacant pad site access via a driveway from Hollywood Boulevard. All remaining pad sites were developed between 1998 and 2006.

UC-22-0020 is a companion item on this agenda for a revised site layout and new use, a mini-warehouse facility. The changes to the original plan include: 1) modern building façade where the original design of the shopping center included painted stucco and tile roof entries above parapet walls; 2) buildings finished consistently on the south and north elevations; and 3) revised street landscaping with scarping with retaining walls to lower the site along Hollywood Boulevard.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1247-02:

- Subject to a reduction to C-1 zoning with first phase development being a structure of approximately 40,000 square feet;
- Development of future individual pad sites shall be as a public hearing before the Board of County Commissioners as a design review, even if applied for under a special use permit procedure;
- No resolution of intent and staff preparing an ordinance to adopt the zoning;
- Providing consistent architecture and landscaping throughout;
- All sides of buildings to be finished to be consistent with the front of buildings;
- 10 foot high screen wall for loading docks;
- Trash enclosure to be stucco to match buildings;
- Landscaping per original plans submitted with the application;
- Providing cross access, ingress/egress and parking agreement(s);
- Light poles a maximum of 20 feet in height;
- Enhanced paving at vehicular entrances and pedestrian crossings;
- Site amenities such as benches, ornamental trash receptacles, light fixtures or fountains;
- Drainage and traffic studies and compliance;
- Traffic study to be updated as pad sites are developed with Civil Engineering approval;
- Further consideration for access to Shatz Street may be a part of the future updated traffic study when future pad sites are developed;
- Nevada Department of Transportation approval; sign a license and maintenance agreement for any non-standard improvements within the right-of-way and grant a pedestrian access agreement over the meandering sidewalk area; and all applicable standard conditions for this application type.

Applicant's Justification

The applicant indicates that site development is designed in such a way as to minimize visual disruption to the adjacent residential neighborhood. The site contains a significant slope which the 2 story building takes advantage of with construction of a basement level. Additionally, the unique color, character, form, scale, and patterning aim to improve the aesthetics of a typical mini-warehouse project. The applicant's brand seeks to stand-out as unique from its competitors while also utilizing a desert appropriate material palette as part of its brand identifier. The applicant believes the location of the parcel relative to the existing shopping center and the amount of time that has passed since the original center was developed justifies the updated and modern aesthetic and offers specific visual interest and appeal to the streetside with a veiled façade with varying contemporary materials.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0616-12	Retail building within the shopping center with a waiver of conditions requiring landscaping per original plans submitted with the application - expired	Approved per BCC	December 2012
DR-1329-05	Retail and restaurant buildings within the shopping center	Approved per BCC	October 2005
UC-1285-05	Check cashing in conjunction with a grocery store	Approved by PC	September 2005
TM-500480-03	1 lot commercial subdivision for a shopping center	Approved by PC	December 2003
WS-1230-03	Allowed commercial access onto a local street and reviewed retail building in conjunction with a shopping center	Approved by BCC	September 2003
ZC-1247-02	Reclassified 9.6 acres to C-2 and C-1 zoning	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
South	Corridor Mixed-Use (up to 18 du/ac)	C-2	Convenience store with gasoline station & drive-thru, & pharmacy within the same shopping center
East	Urban Neighborhood (up to 18 du/ac) & Corridor Mixed-Use (up to 18 du/ac)	R-4 & H-2	Convenience store & multiple family residential
West	Corridor Mixed-Use (up to 18 du/ac)	C-1	Grocery store within the same shopping center

Related Applications

Application Number	Request
UC-22-0020	A use permit for a mini-warehouse facility 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

Current Planning

The modifications to the approved site plan is negligible and will have minimum impact on the surrounding community. The changes for landscaping and exterior materials will modernize this portion of the site which is separated by elevation to the rest of the shopping center while

providing similar metal accents to the convenience store and restaurant on the pad site to the south. Therefore, staff supports the waiver of conditions of the zone change.

Staff Recommendation

Approval.

Approval of the waivers of conditions request constitutes a finding by the Commission/Board that the conditions 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

- No comment.

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 #0283-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LINDSEY LEBO

CONTACT: OMAR LOPEZ, 1413 SILK TASSEL DRIVE, LAS VEGAS, NV 89117

03/16/22 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

HOLLYWOOD BLVD/LAKE MEAD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0020-GREEN MINI STORAGE, LLC:

USE PERMIT 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/lm/jo (For possible action)

RELATED INFORMATION:

APN:

140-22-617-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the pedestrian walkway between buildings on the site, including pad site buildings where a 5 foot wide walkway is required to connect the adjacent public sidewalk to the principal building entrance per Section 30.60.050.
2. Provide alternative parking lot landscaping where Figure 30.64-14 is required.
3. Provide alternative street landscaping (along Hollywood Boulevard) where landscaping per Figure 30.64-17 is required.
4. Increase retaining wall height to 11 feet where 3 feet is allowed per Section 30.64.050 (a 267% increase).

DESIGN REVIEWS:

1. For a mini-warehouse facility.
2. Increase finished grade to 7.3 feet where a maximum of 36 inches is the standard per Section 30.32.040 (a 143% increase).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2 (portion)/9.6 (overall)
- Project Type: Mini-warehouse facility
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: Building: 8,232 (Building A)/25,370 (Building B)/1,558 (Building C)/35,160 (total)
- Parking Required/Provided: 4/5

Site Plans

The plans depict a mini-warehouse facility consisting of 3 buildings with 115 storage units between 2 levels. Primary access to the site is from Hollywood Boulevard with driveways connecting to the existing drive aisle network within the shopping center. The site will be terraced from Hollywood Boulevard with the 3 buildings constructed across multiple elevation levels for accessing single story and multi-storied buildings. Access to the facility is from an existing drive aisle and gated entry set back from the customer parking areas. The 24 foot wide driveways ingress/egress on the upper level on the easterly portion of the site and provide an egress exit gate on the lower portion of the west side of the site. The trash enclosure and parking are provided adjacent to the main building and leasing office (Building B), with additional parking available across the drive aisle with bicycle parking.

The 3 buildings are distributed on the site and provide varied types of access to the units via a 24 foot to 27 foot wide access driveway that encompasses the buildings. Building A is set back 33 feet from the north property line and 40.5 feet from the west property line. Building B is set back 33 feet 8 inches from the north property line, and 47.5 feet from the east property line. Building C is set back 8 feet from the southerly drive aisle and located between the site's 2 driveways and over 120 feet from the east property line.

Landscaping

The plans depict an existing attached sidewalk with a minimum of 10 feet of landscaping along Hollywood Boulevard, with 24 inch box trees, shrubbery, and groundcover. Trees are provided on both sides of the easterly ingress/egress drive aisle with trees and landscaping on the scarped slope along the southerly drive aisle to the westerly property line. Shrubby is provided adjacent to the south entrance to the leasing office (Building B). A 6 foot wide landscape buffer with Mondell Pine trees is provided along the north property line and spaced 10 feet apart. Landscaping materials include 6 types of trees, over 10 types of shrubbery, and decomposed granite rock mulch. Retaining walls and slope areas are provided across the site to terrace the development across the pad-site. Retaining walls range in height from 1 foot to 11 foot high and are used to cut into the site to drop the level and provide for a decent of the buildings across the site.

Elevations

The mini-warehouse consists of 3 buildings of varying heights, measuring 13 feet (Building A), 25 feet (Building B), and 13 feet 4 inches (Building C). Building B consists of a 2 levels and includes the customer office with storage units on the main level and a basement level. Finish features include decorative parapets and accent walls to break-up the building bulk, along with painted stucco, painted metal panels and roll-up doors, decorative CMU block, accented by painted metal canopy, storefront glazing, and metal coping strip accents. Building A has a single level of storage units and is located on the lower level of the site. The exterior materials include painted metal panels and roll-up doors, and painted metal details. Building C exterior materials include painted metal panels and roll-up doors, on the north elevation which will not be visible to the residences to the north as it will be blocked by Building B. The southerly elevation of Building C includes a continuation of the painted stucco, and painted metal panels to provide a continuation of the decorative accents on the south elevation of Building B.

Floor Plan

Building A consists of 8,232 square feet on 1 level with 3 sizes of storage units. Building B consists of 2 levels with 4 types of storage units within 25,070 square feet, as well as a 300 square foot office. Building C consists of 1,558 square feet with 1 type of storage unit.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development has been designed to reduce impact on the neighbors to the north. The on-site grade differential is 27 feet across the pad site, and to efficiently use the available space, cuts with scarp and retaining walls have been used to reduce the site elevation. The site grade is balanced across the pad to provide buildable area for the proposed construction. By balancing the pads where there is currently a sloped area, building pads are lowered in elevation to reduce the elevation of the buildings and provide a visual benefit to the northerly residential properties. Due to the design of the site to be able to provide ADA access and the trash enclosure, parking lot fingers for trees was not feasible adjacent to the building. Additionally, in order to accommodate the required number of parking spaces and bike rack narrowed landscaping fingers were provided along the southern parking stalls and would not accommodate large trees; however, a tree has been provided at the driveway entrance. The street landscaping along Hollywood Boulevard was previously approved with a 6 foot wide landscape area with attached sidewalk (DR-0616-12) and the proposed design increases that area to 10 feet and provides for wrought iron fencing to open the visual space along the street frontage. The operating hours will be 8:00 a.m. to 6:00 p.m., 7 days per week.

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Prior Land Use Requests

Application Number	Request	Action	Date
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West	Corridor Mixed-Use (up to 18 du/ac)	C-1	Grocery store within the same shopping center

Related Applications

Application Number	Request
WC-22-400005 (ZC-1247-02)	Waiver of conditions requiring consistent architecture and landscaping throughout the development, all sides of buildings to be finished to be consistent with the front of buildings, and landscaping per original plans submitted with the application, 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

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit & Design Review #1

Staff finds the proposed mini-warehouse facility is consistent with the Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near residents. Additionally, the design of the building while not incorporating all design elements within the existing shopping center, is providing an aesthetically pleasing design that reduces the visual impact on the neighboring properties to the north. Therefore, staff can support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

Typically, staff is unable to support the removal of pedestrian walkways within a shopping center; however, the proposed development is located within the last pad site with no direct connectivity to the rest of the development. Staff recommends approval.

Waiver of Development Standards #2

With continued warming from urban heat island effect, Policy 3.6.1 of the Master Plan encourages new development through site design providing shade to reduce heat absorption by exterior surfaces. The opportunity to provide the required parking lot landscaping is available with the new site design. However, there is also landscaping along the southern property line, which is adjacent to the limited number of parking spaces. There are also 2 planter areas that provide some opportunity for taller shrubbery to provide reprieve on the southerly building face. With the addition of taller shrubbery, staff can support this request.

Waiver of Development Standards #3.

The requested alternative landscaping design along Hollywood Boulevard is an increase from projects previously approved for this pad site. Staff typically does not support requests to reduce street landscaping requirements. However, with the existing attached sidewalk, the lack of street landscaping for the development to the north, and the design being consistent with the commercial pad to the south and properties to the east, staff recommends approval.

Waiver of Development Standards #4.

The use of retaining walls and sloped areas to balance the existing grades of the site, will reduce the effect of the development on the neighboring properties to the north, so they will not be affected in an adverse manner. Therefore, staff can support the request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Provide shrubbery that when grown at maturity will be over 4 feet in height as described in the Southern Nevada Regional Planning Coalition Regional Plant List;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- 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.

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 #0283-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LINDSEY LEBO

CONTACT: OMAR LOPEZ, 1413 SILK TASSEL DRIVE, LAS VEGAS, NV 89117

DRAFT