



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 11, 2021

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to Beatriz.Martinez@clarkcountynv.gov, before 5pm, February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

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

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

County Liaison: Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov; William Covington, will.covington@clarkcountynv.gov; Anthony Manora; manora@clarkcountynv.gov

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

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

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

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Beatriz.Martinez@clarkcountynv.gov, before 5pm, on February 11, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 25, 2021 (For possible action)
- IV. Approval of Agenda for March 11, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for Discussion)

VI. Planning & Zoning:
04/06/21 PC

- 1. **NZC-21-0060-CORROW, TONY D. & GEORGE D.:**
ZONE CHANGE to reclassify 2.5 acres from R-T (Manufactured Home Residential District) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced intersection off-set; and 3) driveway geometrics.
DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade. Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor (description on file). WM/jvm/jd (For possible action)04/06/21 PC
- 2. **TM-21-500016-CORROW, TONY D. & GEORGE D.:**
TENTATIVE MAP consisting of 25 lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor. WM/jvm/jd (For possible action)04/06/21 PC
- 3. **NZC-21-0066-EDBON, LLC & HANSON D.A.D. TRUST:**
ZONE CHANGE to reclassify 3.7 acres from R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback from a drainage channel; 3) reduce setback; 4) allow modified driveway design standards; and 5) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/jd (For possible action)04/06/21 PC
- 4. **TM-21-500020-EDBON, LLC & HANSON D.A.D. TRUST:**
TENTATIVE MAP consisting of 39 residential lots and common lots on 3.7 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor. WM/md/jd (For possible action)04/06/21 PC

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5. **UC-21-0052-DENTWORKS BUSINESS TRUST & STUCKEY FRANK TRS:**
USE PERMIT to allow for vehicle rental in conjunction with an existing vehicle sales and maintenance facility on 0.9 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 700 feet north of Oakey Boulevard (alignment) within Sunrise Manor. TS/nr/jd (For possible action)04/06/21PC
 6. **VS-21-0059-CRP III CHEYENNE LV, LLC:**
VACATE AND ABANDON a portion of right-of-way being Walnut Road located between Cheyenne Avenue and Cecile Avenue within Sunrise Manor (description on file). WM/bb/jd (For possible action)04/06/21 PC
 7. **WS-21-0053-EARNEST, CHARLES V.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for accessory structures in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the east side of Glacier Avenue, 115 feet south of Lee Street within Sunrise Manor. MK/sd/jd (For possible action)04/06/21 PC
- 04/07/21 BCC
8. **WS-21-0061-KCP CONCRETE PUMPS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/warehouse building; and 2) finished grade on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-75) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/rk/jd (For possible action) 04/07/21 BCC

VII. General Business:None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to Beatriz.martinez@clarkcountynv.gov, before 5:00 pm, February 11, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

IX. Next Meeting Date: April 1, 2021

X. Adjournment

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

Hollywood Recreation Center, 1650 S. Hollywood Blvd LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110

<https://notice.nv.gov/>

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YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

February 11, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Jillee Opiniano-Roland
Secretary: County Liaison:	Jill Leiva 702 334-6892 jillniko@hotmail.com Beatriz Martinez, Anthony Miller	

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 February 11, 2021 Minutes

Moved by: Mr. Carter
Action: Approved
Vote: 5-0/ Unanimous

IV. Approval of Agenda for February 25, 2021

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

V. Informational Items: Ms. Castro announced that she was pleased to take the position of Vice-chair and shared some information about herself and the work she does.

VI. Planning & Zoning

03/17/21 BCC

1. **VS-21-0042-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**
VACATE AND ABANDON a portion of a right-of-way being Monroe Avenue located between Morning Sun Way and Radwick Drive within Sunrise Manor (description on file). TS/rk/jd (For possible action) 03/17/21BCC

Moved by: Mr. Carter

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

2. **WS-21-0041-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:**
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a minor subdivision parcel map on 4.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Monroe Avenue and the east side of Morning Sun Way within Sunrise Manor. TS/rk/jd (For possible action)03/17/21 BCC

Moved by: Mr. Carter

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

- VII. General Business: Approval of Sunrise Manor TAB Bylaws- Motioned by Mr. Thomas 5-0 Unanimously

- VIII. Public Comment: None

- IX. Next Meeting Date: The next regular meeting will be March 11, 2021

- X. Adjournment
The meeting was adjourned at 6:55 p.m.

04/06/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LINCOLN RD/TONOPAH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0060-CORROW, TONY D. & GEORGE D.:

ZONE CHANGE to reclassify 2.5 acres from R-T (Manufactured Home Residential District) Zone to RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced intersection off-set; and 3) driveway geometrics.

DESIGN REVIEWS for the following: 1) single family residential; and 2) finished grade.

Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor (description on file). WM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

140-19-702-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback to 10 feet where 15 feet is the minimum allowed per Table 30.40-2 (a 33% reduction).
2. Reduce intersection off-set to 46 feet where 125 feet is the minimum allowed per Title 30.56.090 (a 66% reduction).
3. Reduce the distance from the back of curb radius to a driveway to 5 feet, 9 inches where 12 feet is the minimum allowed per Uniform Standard Drawing 222.

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 54 inches where a maximum of 18 inches is the standard per Section 30. 32.040 (a 200% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5

- Number of Lots/Units: 25
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 2,520/3,409
- Project Type: Single family residential
- Number of Stories: 2
- Square Feet: up to 1,498
- Open Space Required/Provided: 5,000/7,147

Neighborhood Meeting Summary

A virtual neighborhood meeting was conducted on Thursday, December 14, 2020 via Zoom. Notices were mailed to property owners within 1,500 feet of the site. No neighbors joined the meeting.

Site Plans

The plans depict a single family residential subdivision consisting of 25 lots on 2.5 acres on the north side of Tonopah Avenue and the west side of Lincoln Road. The overall density of the subdivision is 10 dwelling units per acre. Lots range in size from 2,520 square feet to 3,409 square feet with an average lot size of 2,641 square feet. The public streets are 60 feet wide with 5 foot wide sidewalks on each side. Eight lots are proposed to take direct access to Lincoln Road and 3 lots are proposed to take direct access to Tonopah Avenue. Ingress and egress to the interior of the subdivision is provided from Tonopah Avenue by a private street and 1 stub street that are 37 feet wide with no sidewalks which provide access to the interior lots.

Landscaping

Open space with landscaping is provided on a 7,147 square foot common lot on the west side of the entrance from Tonopah Avenue. Within the common lot, amenities will include landscaping and a pedestrian path. In addition, there are several landscaped common lots within the interior of the subdivision. The only street landscaping is provided in a 6 foot wide planter adjacent to a 5 foot wide sidewalk on the eastern half of the site, adjacent to Tonopah Avenue.

Elevations

Homes within the single family residential subdivision are 2 stories with painted stucco and a pitched barrel tile roof.

Floor Plans

Floor plans depict single family homes at 1,323 square feet, 1,480 square feet, and 1,498 square feet. The first floor includes a 2 car garage, kitchen, family room, and a half bathroom. The second floor includes bedrooms, bathrooms, and laundry room.

Applicant's Justification

The applicant indicates that an RUD zoned subdivision will provide a nice transition from the R-2 zoned properties to the north and Tonopah Avenue. In addition, the trend in the area is for more residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-00	Zone district name change to R-T zoning	Approved by BCC	September 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500016	A tentative map for a 25 lot single family residential subdivision 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**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that the area has developed as a mixture of housing types including mobile home estates, single family, and multiple family.

Staff finds that the Sunrise Manor Land Use Plan has not changed in this area for more than 20 years. The parcels surrounding the subject site on all 4 sides are all planned for and developed at Residential Suburban densities. A parcel to the southwest of this site was approved for RUD zoning in 2005; however, that project was never developed and the mobile home park that was going to be removed is still located on that parcel.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates that the residential developments in the area are mostly zoned R-T, R-2, and some R-4. In addition, the applicant states that the proposed community is consistent with the existing developments in the area. Also, there is an RUD development 660 feet to the southwest of this project.

Staff finds that the Sunrise Manor Land Use Plan has not changed in this area for more than 20 years. The parcels surrounding the subject site on all 4 sides are all planned for and developed at Residential Suburban densities. A parcel to the southwest of this site was approved for RUD zoning in 2005; however, that project was never developed and the mobile home park that was going to be removed is still located on that parcel. Staff finds the proposed density of this project is not consistent with the developments to the east, west, south, and north of the project site.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant indicates that the requested density for this property is similar to the area and the impact on services will be similar to existing development. In addition, the applicant states that this project will generate only 11 additional students to the school system.

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states that they feel that this project complies with several of the policies as stated in the Comprehensive Master Plan.

Summary Zone Change

Staff finds there has been no change in law, policies, and trends that make this request appropriate for the area. Single family residential developments, with planned land uses of Residential Suburban, are located immediately to the north, south, east and west of the project site. The reclassification of this site to RUD zoning could allow the proposed residential development within a zoning district that may be compatible with the adjacent existing residential densities; however, staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to RUD zoning; therefore, staff recommends denial.

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 intent of the setbacks is to ensure a minimum distance and buffer is maintained between the units within the development and adjacent parcels to mitigate any potential impact. The waiver request to the required setbacks is a self-imposed burden due to the design of the site and size of the proposed houses; therefore, staff recommends denial.

Design Review#1

Staff finds that the design of the proposed subdivision does not present a safe or orderly design that is harmonious and compatible with surrounding development. This project has much smaller lots than any of the surrounding developments. The properties to the west are over 1 acre in size, the properties to the east are approximately 0.2 acres in size, the properties to the north and south are approximately twice the size as those proposed with this development. In addition, staff generally supports houses taking access directly from a residential collector street (Tonopah Avenue and Lincoln Road); however, in this case staff finds that visibility to egress the property would be severely compromised and it would not be safe for these proposed lots to do so because of the possibility of cars being parked in the driveways and along the street. Therefore, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the reduction in the street intersection offset between the proposed Street "A" and the existing Kip Court on the south side of Tonopah Avenue may result in driver confusion with the traffic making a left turn from Kip Court, those making a right turn from Street "A" and the those traveling on Tonopah Avenue. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff has concerns with the request to reduce the distance from the back of curb radius to the residential driveway. The traffic trying to entering the subdivision will come to an immediate conflict with those wanting to access their residential driveways and may cause stacking in the public right-of-way creating a safety hazard. The minimum requirement ensures both traffic on Tonopah Avenue can access the site and that those wishing to gain access to the driveways can do so safely. Therefore, staff cannot support this request.

Design Review #2

This design review represents the maximum grade difference along 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 cannot support this application in its entirety, staff cannot support this design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

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

Building Department - Fire Prevention

- 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 #0060-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC 21-0060</u> DATE FILED: <u>2/10/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SJ-RISE MANOR</u> TAB/CAC DATE: <u>3/11/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: <u>5/5/21</u> FEE: <u>\$2,655⁰⁰</u>
	PROPERTY OWNER NAME: <u>Tony & George Corrow</u> ADDRESS: <u>8451 Drop Camp</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Storybook Homes</u> ADDRESS: <u>3625 S Town Center Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-460-3436</u> E-MAIL: <u>jcooper@sbhlv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-19-702-021

PROPERTY ADDRESS and/or CROSS STREETS: Lincoln & Tonopah

PROJECT DESCRIPTION: NZC for residential development

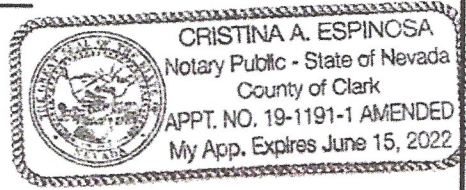
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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]
 Property Owner (Signature)* Tony D. Corrow
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 23, 2020 (DATE)
 By Tony Corrow***

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.



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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Tony & George Corrow</u> ADDRESS: <u>8451 Drop Camp</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Storybook Homes</u> ADDRESS: <u>3625 S Town Center Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-460-3436</u> E-MAIL: <u>jcooper@sbhlv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 140-19-702-021

PROPERTY ADDRESS and/or CROSS STREETS: Lincoln & Tonopah

PROJECT DESCRIPTION: NZC forresidential development

(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.

George Corrow
Property Owner (Signature)*

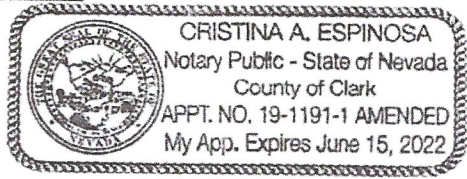
George D Corrow
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 24, 2020 (DATE)

By George Corrow**

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.

*LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

February 8, 2021

Mr. Jared Tasko, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Project Description and Compelling Justification - 20-100836

Dear Mr. Tasko:

Please accept this letter as our project description and compelling justification for a non-conforming zone change. The project is as follows:

Project Description:

The subject parcel is currently zoned: PRE 20-100823

Planned Land Use: Manufactured Home Residential (R-T) Sunrise Manor

Requested Zoning: RUD- Residential Urban Density-up to 14 units per acre.

The request is 2.1 acres located at the northwest corner of Tonopah Avenue and Lincoln Road. There are R-2 developments to the north and to the south across Tonopah Road, and R-T zoning to the west and to the east of the site.

Storybook Homes proposes to develop a RUD single-family residential development on the northwest corner of Tonopah Avenue and Lincoln Road. The development includes 25 residential lots and 5 open space County code requires a minimum lot of size of 2000 square feet and the minimum shown on this request is 2520 square feet with an average of 2641 square feet. The internal roadways will consist of 37' wide private streets. All houses will be two stories in height.

Waivers:

We are requesting:

1) Drawing No 222 Driveway & BCR Separation - Standard is 12' from BCR to Driveway.

We are asking to be allowed 5.9' for Lot 9 only (a 51% decrease).

This proposed development would be zoned RUD with typical lot sizes of 35' x 70'. It is not uncommon for projects that are zoned RUD to request this type of waiver. For this particular lot, the site layout was designed to provide additional width for Lot 9 to allow for a 5.9' BCR to driveway distance. Tonopah Avenue is a 60' ROW. Observed traffic flow in this area is substantially below typical traffic volumes and effectively serves as a residential street. This community will also have private streets with speed limits posted to keep vehicular speeds low which will aid in the safety of vehicles pulling out of driveways near intersections.

2) Title 30.56.090e Intersection Separation – Standard offset 125'. We are requesting 46.11' as measured from back of curb to back of curb or 89.25' as measured from center line to center line reduction.

This waiver pertains to the proposed entry street off Tonopah and the existing entry road across the street. Tonopah traffic volumes are extremely light, and as such, do not function as a 60' ROW road. This neighborhood is already built out with very few undeveloped parcels available for future developments. Future traffic flows therefore will remain largely unchanged. Left hand turns from both directions should occur unimpeded.

3) Table 30.40-2 RUD – Rear Principal Structure Setback – Standard “Building additions” up to 50% of the width of the building may encroach into the setback up to 10 feet from the rear property line. We request a waiver that allows for up to **60%** of the width of the building may encroach into the setback up to 10 feet from the property line. This represents a 20% increase.

Design Review

We are requesting a design review to increase the grade by three feet.

In addition, we are requesting a design review for the house plans.

This proposed increase greatly enhances the useability of the proposed house plans for prospective home buyers. We are requesting this waiver for the entire subdivision as all house plan models have this feature.

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zone boundary amendments:

- 1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate;**

The area has developed as a mixture of housing types- mobile home estates, single family homes and multi-family. An RUD development will provide for home ownership and provide a nice transition between the R-2 development and the Tonopah Avenue.

- 2. The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area; *The residential developments in the area are mostly R-T, R-2 with some R-4 in the area. This proposed community is consistent with the existing developments in the area. There is an existing RUD development 660 feet to the southwest.***

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning; *This requested density for this property is similar to the area and the impact on services will be similar to existing development.***

This proposed small residential development and will add less than 11 students to the local schools (all levels).

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies; and discourage nonconforming zone changes. Any approvals for nonconforming zoning requests should be conditioned to provide buffering from adjacent conforming properties. *The adjacent parcels are R-T, R-2, and R-4 zoned property and the trend is for residential development in this area.***

10 Encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. *The adjacent parcel to the south and north are zoned R-2, with R-T to the east and west. The trend in the is for residential development in this area*

14 All developments should be designed to accommodate and encourage recycling. *This design will accommodate the recycling truck.*

16 All new perimeter walls, fences, driveways, trails, and other surfaces should be decorative. Encourage designs to visually minimize the stark appearance of a monotonous block wall face and should use alternative materials made from renewable and recyclable sources that do not trap and radiate heat. Incorporate

design elements to discourage graffiti and encourage graffiti-resistant wall treatments. *All planned walls will be decorative.*

39 Appropriate buffers, setbacks, parking, landscaping, and other regulated onsite and off-site development issues should be included in single family developments. *Landscaping is provided to create an attractive streetscape.*

We believe this request will be an asset to the community and respectfully request approval of this application.

Yours truly,

Lucy Stewart

Lucy Stewart

04/06/21 PC AGENDA SHEET

TONOPAH & LINCOLN
(TITLE 30)

TONOPAH AVE/LINCOLN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500016-CORROW, TONY D. & GEORGE D.:

TENTATIVE MAP consisting of 25 lots and common lots on 2.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Tonopah Avenue and the west side of Lincoln Road within Sunrise Manor. WM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
140-19-702-021

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 25
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 2,520/3,409
- Project Type: Single family residential
- Number of Stories: 2
- Square Feet: Up to 1,498
- Open Space Required/Provided: 5,000/7,147

The plans depict a single family residential subdivision consisting of 25 lots on 2.5 acres on the north side of Tonopah Avenue and the west side of Lincoln Road. The overall density of the subdivision is 10 dwelling units per acre. Lots range in size from 2,520 square feet to 3,409 square feet with an average lot size of 2,641 square feet. The public streets are 60 feet wide with 5 foot wide sidewalks on each side. Eight lots are proposed to take direct access to Lincoln Road and 3 lots are proposed to take direct access to Tonopah Avenue. Ingress/egress to the interior of the subdivision is provided from Tonopah Avenue by a private street and 1 stub street that are 37 feet wide with no sidewalks which provide access to the interior lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-00	Zone district name change to R-T	Approved by BCC	September 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
NZC-21-0060	A nonconforming zone change to reclassify the site to RUD zoning for a single family residential development 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

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the nonconforming zone change, staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site; and that hydrants and spacing will be required for homes on Lincoln Road.

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 #0060-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134**



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-50016</u>	DATE FILED: <u>2/10/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Tony & George Corrow</u>
	ADDRESS: <u>8451 Drop Camp</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Storybook Homes</u>
	ADDRESS: <u>3625 S. Town Center Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-877-7040</u> CELL: _____
	E-MAIL: <u>jcooper@sbhlv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Las Consulting- Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle 3-577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u>
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 140-19-702-021

PROPERTY ADDRESS and/or CROSS STREETS: Tonopah & Lincoln

TENTATIVE MAP NAME: Tonopah & Lincoln

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.

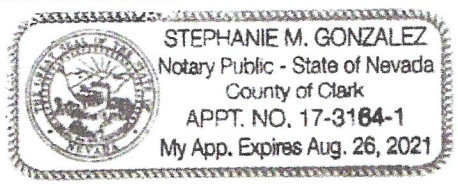
[Signature]
Property Owner (Signature)*

George Corrow
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 15, 2021 (DATE)

By George D. Corrow
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.

04/06/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

OWENS AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0066-EDBON, LLC & HANSON D.A.D. TRUST:

ZONE CHANGE to reclassify 3.7 acres from R-4 (Multiple Family Residential - High Density) Zone to RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce setback from a drainage channel; 3) reduce setback; 4) allow modified driveway design standards; and 5) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.

Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/jd (For possible action)

RELATED INFORMATION:

APN:

140-19-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping adjacent to collector streets (Owens Avenue and Walnut Road) to 10 feet where 15 feet is required per Section 30.64.030 (a 33.4% reduction).
2. Reduce setback from a drainage channel to 10 feet where no residential building shall be erected within 50 feet of the right-of-way of any railroad line, non-depressed freeway or drainage channel where required per Section 30.56.040 (an 80% reduction).
3.
 - a. Reduce rear yard setback for the principal structure (single family residence) to 10 feet where 15 feet is required per Table 30.40-2 (a 33.4% reduction).
 - b. Permit building additions for up to 60 percent of the width of the building (single family residence) to encroach into the rear setback up to 10 feet from the rear property line where a maximum addition up to 50 percent of the width of the building is permitted per Table 30.40-2.
4. Reduce the driveway distance to a spandrel to 6 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
5. Reduce street intersection off-set to 101 feet where a minimum of 125 feet is required per Chapter 30.52 (a 19.2% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Number of Lots: 39 lots with 9 common elements
- Density (du/ac): 11
- Minimum/Maximum Lot Size (square feet): 2,450 (gross/net)/4,089 (gross/net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 1,323 to 1,498
- Open Space Required/Provided: 7,800/7,822

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 3.7 acres from R-4 zoning to an RUD zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on December 14, 2020, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Four people attended the meeting and 1 neighbor asked questions regarding the timing of the project.

Site Plan

The plans depict a single family residential development consisting of 39 lots on 3.7 acres at a density of 11 dwelling units per gross acre. The minimum and maximum lot sizes are 2,450 square feet and 4,089 square feet, respectively. The primary ingress and egress to the proposed development is via Walnut Road, a public street. The request to reduce the street intersection off-set is located between Walnut Road and private street "D". Lot 1, located at the northeast corner of the site adjacent to private street "A", requires a waiver to reduce the driveway distance to a spandrel to 6 feet where a minimum distance of 12 feet is required. The interior of the development is serviced by multiple private streets, measuring 37 feet in width. Private street "A" is oriented in an east/west direction and connects to Walnut Road. Private street "A" terminates at the western portion of the development, adjacent to common element "C". Private streets "B" through streets "D", oriented in a north/south direction, stem from private street "A" and terminate along the south boundary of the project site, adjacent to Owens Avenue. Common element "C", located at the northwest portion of the site with an area measuring 7,822 square feet, provides the open space for the development where 7,800 square feet of open space is required. Waiver of development standards to reduce the rear yard setback and permit building

additions for up to 60 percent of the width of the building (single family residence) to encroach into the setback up to 10 feet from the rear property line is requested for the 39 lots. Existing 5 foot wide attached sidewalks are located along Owens Avenue and Walnut Road. No sidewalks are provided within the interior of the single family residential development. Lots 16 through Lots 19 are immediately adjacent to the drainage channel, necessitating the request to reduce the setback from the channel. The increase to the finished grade, up to 48 inches, will be centrally located within the site.

Landscaping

The plans depict an existing 5 foot wide attached sidewalk located adjacent to Owens Avenue and Walnut Road. A 10 foot wide landscape area is proposed behind the attached sidewalks where 15 feet of landscaping is required per Code. The street landscape area consists of 15 gallon trees planted 15 feet on center in conjunction with shrubs and groundcover. One large evergreen tree per every 30 feet is provided along the north property line of lots 1 through 15, per Code requirements. The existing single family residential development to the north consists of R-T zoning with a planned land use of Residential Suburban. Street landscape areas, measuring 5 feet in width, are provided within the interior of the development along the north property lines of Lots 16, 23, 24, 31, 32, and 39. The street landscape areas feature 15 gallon trees. A proposed 6 foot high decorative perimeter block is located along the east and south boundaries of the project site, adjacent to Walnut Road and Owens Avenue, respectively.

Elevations

The plans depict 6 different elevations (2 for each model) with a maximum height of up to 26.5 feet. The proposed models consist of a stucco exterior with a pitched, concrete tile roof, and depict different options on the elevations such as pop-outs, shutters, window trims, and stone veneer.

Floor Plans

The plans depict 3 different 2 story model homes ranging in size from 1,323 square feet to 1,498 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, loft, kitchen, and family room. Two car garages are featured for the various models.

Applicant's Justification

The applicant states the single family residences are siding to Owens Avenue, and the attached sidewalks are existing. The landscaping on the nearby developments is 5 feet to 10 feet in width and is consistent with the proposed street landscaping. The applicant indicates the increase in building width from 50 percent to 60 percent, in the rear yard, is minimal and represents a 12 percent increase. The street intersection off-set waiver is a common waiver for subdivisions with typical lot depths of less than 115 feet. For this project, extra lot depth was provided to Lots 36 thru Lots 39 to mitigate the separation distance. This development will consist of private streets with posted speed limits which will mitigate any safety concerns and keep vehicular speeds low which will aid in the safety of vehicles pulling out of driveways near intersections. The proposed development is a request to rezone to RUD with typical lot sizes of 35 feet by 70 feet. It is not uncommon for projects that are zoned RUD (or even R-2) to request this type of waiver. For this lot, the site layout was designed to provide additional width for Lot 1 to allow 6 feet

from the back of curb radius to the driveway distance. Although Walnut Road is an 80 foot wide right-of-way, observed traffic flow in this area is substantially below typical traffic volumes.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400223 (Nzc-0171-08)	Waivers of conditions of a zone change requiring the following: 1) a maximum of 96 units; and 2) turn the building on the northwest corner of the site so it is oriented north/south instead of east/west in conjunction with a proposed multiple family residential development - expired	Approved by BCC	November 2018
WS-18-0792	Reduced street landscaping area for a proposed multiple family residential development (apartments) - expired	Approved by BCC	November 2018
Nzc-0171-08 (ET-0048-11)	First extension of time to reclassify this site to R-4 zoning for an apartment complex - zoning made permanent with this application	Approved by BCC	June 2011
DR-0209-09	Apartment complex and a waiver of condition of a zone change (Nzc-0171-08) requiring a maximum of 96 units - expired	Approved by BCC	May 2009
Nzc-0171-08	Reclassified this site to R-4 zoning for an apartment complex	Approved by BCC	May 2008
ZC-1083-00	Reclassified the eastern portion of the subject parcel from T-C to R-T zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	C-1	Shopping center
East	Residential Suburban (up to 8 du/ac)	R-T	Undeveloped
West	Public facilities	R-T	Drainage channel

Related Applications

Application Number	Request
TM-21-500020	A tentative map request for 39 single family residential lots is an RUD zone 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

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates the area has developed as a mixture of housing types - mobile home estates, single family homes and multiple family. An RUD development will provide for home ownership and provide a nice transition between the mobile home estates and the traffic on Owens Avenue.

Immediately to the north of the proposed subdivision is an existing single family residential development zoned R-T with a planned land use of Residential Suburban. Approximately 160 feet to the west of the project site is a multiple family residential development zoned R-3 with a planned land use of Residential High. Farther to the west, approximately 710 feet, is a second multiple family development zoned R-3 with a planned land use of Residential High. Approximately 375 feet to the east of the project site is a multiple family development zoned R-4 with a planned land use of Residential Urban Center. A second single family residential development, located 745 feet to the east of the site, is zoned R-2 with a planned land use of Residential Suburban. The trend in this area is for both single family residential development and multiple family development. The proposed zone change to RUD for single family residential development is consistent and compatible with the existing and approved development in this area and is appropriate for this location.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant states the residential developments in the area are mostly R-T, R-2 with some R-4 in the area. This proposed community is consistent with the existing developments in the area.

Immediately to the north of the proposed subdivision is an existing single family residential development zoned R-T with a density of 5.7 dwelling units per acre and a planned land use of Residential Suburban. Approximately 710 feet to the west is an existing multiple family development zoned R-3 with a density of 18 dwelling units per acre and a planned land use of Residential High. Approximately 375 feet to the east of the project site is a multiple family development zoned R-4 with a density of 24.6 dwelling units per acre and a planned land use of

Residential Urban Center. A second single family residential development, located 745 feet to the east of the site, is zoned R-2 with 7.6 dwelling units per acre and a planned land use of Residential Suburban. Therefore, staff finds that the density and intensity of the proposed project, a single family residential development with a density of 11 dwelling units per acre, is compatible with the existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant indicates this proposed small residential development and will have minimal impact on the local schools.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 6 additional elementary school students, 4 middle school students, and 5 high school students. Desert Pines High School would serve this development and is currently 595 students over capacity. However, Monaco Middle School and Cortez Elementary School are currently under capacity and can accommodate the additional students.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states the adjacent parcels are R-T, R-4, C-1 and R-2 zoned property and the trend is for residential development in this area. Furthermore, the applicant indicates the adjacent parcel to the south is commercial; to the north is R-T, across the wash to the west is zoned R-3 with 4 plex units, and vacant land to the east. The trend is residential development in this area. According to the applicant, the design of the subdivision will accommodate a recycling truck, all perimeter walls will be decorative, and landscaping will be provided to create an attractive streetscape.

This project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. There are existing residential developments in this area that are developed with densities between 5.7 dwelling units per acre and 24 dwelling units per acre. The proposed project is a single family residential development with a density of 11 dwelling units per acre, which is a transition between these existing developments. Therefore, staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area.

Summary

Zone Change

Although there are not any recent trends changing the character and condition of the area, staff finds the density and intensity of the proposed project is consistent and compatible with existing and planned developments in this area. However, since staff is not supporting the associated waivers of development standards and design reviews with this request, staff cannot support the nonconforming zone boundary amendment.

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

Staff acknowledges the proposed street landscaping along Owens Avenue and Walnut Road will improve the aesthetics of the area. While the proposed width of the street landscape area may be compatible with the surrounding developments, staff finds the request to reduce the width of the landscape area is a self-imposed burden. The configuration of the subdivision can be redesigned to accommodate the required landscape width of 15 feet; therefore, staff recommends denial.

Waiver of Development Standards #2

The requested setback reduction from the existing drainage channel is a self-imposed burden; therefore, staff recommends denial.

Waiver of Development Standards #3

Staff finds the floor plans of the homes can be redesigned to eliminate the request for the setback reduction. Conversely, the area of the lots can be increased to accommodate the footprint of the proposed models. Staff finds the request is a self-imposed burden; therefore, recommends denial.

Design Review #1

The proposed design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades. However, staff finds the required open space for the project should be centrally located within the development, and not relegated to the northwest corner of the project site. The subdivision can be redesigned to centrally locate the required open space, making this area more easily accessible to all residents. Furthermore, staff finds the lack of sidewalks within the interior of the development creates potential vehicle and pedestrian conflicts. Therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #4

Walnut Road is a collector street with a significant volume of traffic. With the request to reduce the distance from the back of curb radius to the residential driveway, drivers entering the subdivision will have to slow down or potentially stop to allow future residents to enter or exit the driveway, which could cause stacking in the right-of-way. Therefore, staff cannot support this request.

Waiver of Development Standards #5

The reduction in the street intersection off-set, combined with the request in Waiver of Development Standards #4, further reduces the safety of vehicles entering and exiting the

subdivision. Both requests may cause safety hazards by not allowing a safe transition to private property from the public right-of-way. Therefore, staff cannot support this request.

Design Review #2

This design review represents the maximum grade difference along 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 cannot support the application in its entirety, staff cannot support this design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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.

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;
- Right-of-way dedication to include 54 foot property line spandrel on the southeast portion of the site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.

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

Building Department - Fire Prevention

- 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 #0126-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134

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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>N2C-21-0066</u> DATE FILED: <u>2/10/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SUNRISE MANUR</u> TAB/CAC DATE: <u>3/11/21 @ 6:30</u> PC MEETING DATE: <u>4/6/21 @ 2:00 P.M.</u> BCC MEETING DATE: <u>5/5/21 @ 9:00 A.M.</u> FEE: <u>\$2,733.00</u>
	PROPERTY OWNER NAME: <u>Edbon LLC-50% & Hanson DAD Trust 50% c/o B.Cisneros</u> ADDRESS: <u>1760 Hardrock St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156-7196</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Storybook Homes</u> ADDRESS: <u>3625 S Town Center Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-460-3436</u> E-MAIL: <u>jcooper@sbhlv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 140-19-403-001
 PROPERTY ADDRESS and/or CROSS STREETS: Owens & Walnut
 PROJECT DESCRIPTION: Rezone to RUD

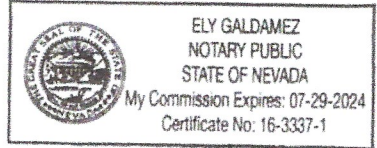
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.


Bonita Cisneros, MANAGING MEMBER TRUSTEE
of Edbon LLC

Property Owner (Signature)* _____ Property Owner (Print) _____
 STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 14th, 2020 (DATE)
 By Bonita Cisneros

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.

LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

February 8, 2021

PLANNER
COPY

Mr. Mark Donahue, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Project Description and Compelling Justification, APR-20-100823

NZC-21-0066

Dear Mr. Donahue:

Please accept this letter as our project description and compelling justification for a non-conforming zone change. The project is as follows:

Project Description:

The subject parcel is currently zoned: Multiple-Family Residential - High Density [25 Units per Acre] (R-4)

Planned Land use: RUC - Residential Urban Center - From 18 to 32 du/ac. Sunrise Manor

Requested Zoning: RUD- Residential Urban Density-up to 14 units per acre.

The request is 3.66 acres located at the northwest corner of Owens Avenue and Walnut Road. There is a wash to the west, a mobile home estate development to the north, a shopping center to the south across Owens Avenue and a vacant lot to the east and to the southeast. The request is to reduce the density from up to 25 units per acre to 11 units per acre. The proposed subdivision is 39 lots ranging in size from 2450 to 4089 square feet. In addition, there are 9 open space lots and 156 parking spaces provided.

Storybook Homes proposes to develop an RUD single-family residential development. The site is located on the northwest corner of Walnut Road and Owens Ave. County code requires a minimum lot of size of 2000 square feet and the minimum shown on this request is 2450 square feet with an average of 2682 square feet. The internal roadways will consist of 37' wide private streets. All houses will be two stories in height.

Waivers:

We are requesting:

1) Drawing No 222 Driveway & BCR Separation - Standard is 12' from back of curb (BCR) to Driveway. We are requesting to be allowed 9.4' for Lot 1 only (a 22% decrease).

This proposed development is requesting a rezone to RUD with typical lot sizes of 35' x 70'. It is not uncommon for projects that are zoned RUD (or even R2) to request this type of waiver. For this lot, the site layout was designed to provide additional width for Lot 1 to allow for a 9.4' BCR to driveway distance. Although Walnut Road is an 80' ROW, observed traffic flow in this area is substantially below typical traffic volumes. This community will also have private streets with speed limits posted to keep vehicular speeds low which will aid in the safety of vehicles pulling out of driveways near intersections.

2) Title 30.56.090e Intersection Separation – Standard offset 125'. We are requesting 88.37' as measured from back of curb to back of curb or 83.37' as measured from property line to property line (50% reduction).

This waiver pertains to the proposed entry street off Walnut Road. This is a common waiver for subdivisions with typical lot depths of less than 115 feet. This development will consist of private streets with posted speed limits which will mitigate any safety concerns.

3) Table 30.40-2 RUD – Rear Principal Structure Setback – Standard “Building additions” up to 50% of the width of the building may encroach into the setback up to 10 feet from the rear property line. We request a waiver that allows for up to **60%** of the width of the building may encroach into the setback up to 10 feet from the property line. This represents a 12% increase.

This proposed increase greatly enhances the useability of the proposed house plans for prospective home buyers. We are requesting this waiver for the entire subdivision as all house plan models have this feature.

Design Review

We are requesting a design review to increase the grade. There is an area in the center of the site that needs some fill- the worst-case scenario would be four feet, so we are requesting four feet.

We are also requesting a design review for the house plans.

Compelling Justification "Compelling Justification" means the satisfaction of the following criteria for proposed nonconforming zone boundary amendments:

- 1. A change in law, policies, trends, or facts after the adoption, re-adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate;**

The area has developed as a mixture of housing types- mobile home estates, single family homes and multi-family. An RUD development will provide for home ownership and provide a nice transition between the mobile home estates and the traffic on Owens.

- 2. The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area;** *The residential developments in the area are mostly R-T, R-2 with some R-4 in the area. This proposed community is consistent with the existing developments in the area.*

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning;** *This request reduces the density for this property by half so the impact on services will be reduced.*

This proposed small residential development and will add less students to the local schools.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies; and discourage nonconforming zone changes. Any approvals for nonconforming zoning requests should be conditioned to provide buffering from adjacent conforming properties.** *The adjacent parcels are R-T, R-4, C-1 and R-2 zoned property and the trend is for residential development in this area.*

10 Encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. *The adjacent parcel to the south is commercial; to the north is R-T, across the wash to the left is zoned R-3 but developed as single family, and vacant land to the east. The trend in the is for residential development in this area*

14 All developments should be designed to accommodate and encourage recycling. *This design will accommodate the recycling truck.*

16 All new perimeter walls, fences, driveways, trails, and other surfaces should be decorative. Encourage designs to visually minimize the stark appearance of a monotonous block wall face and should use alternative materials made from renewable and recyclable sources that do not trap and radiate heat. Incorporate

design elements to discourage graffiti and encourage graffiti-resistant wall treatments. *All planned walls will be decorative.*

39 Appropriate buffers, setbacks, parking, landscaping, and other regulated onsite and off-site development issues should be included in single family developments. *Landscaping is provided to create an attractive streetscape.*

We believe this request will be an asset to the community and respectfully request approval of this application.

Yours truly,

Lucy Stewart

Lucy Stewart

**PLANNER
COPY**

04/06/21 PC AGENDA SHEET

OWENS & WALNUT
(TITLE 30)

OWENS AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500020-EDBON, LLC & HANSON D.A.D. TRUST:

TENTATIVE MAP consisting of 39 residential lots and common lots on 3.7 acres in an RUD (Residential Urban Density) Zone.

Generally located on the north side of Owens Avenue and the west side of Walnut Road within Sunrise Manor. WM/md/jd (For possible action)

RELATED INFORMATION:

APN:
140-19-403-001

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Number of Lots: 39 lots with 9 common elements
- Density (du/ac): 11
- Minimum/Maximum Lot Size (square feet): 2,450 (gross/net)/4,089 (gross/net)
- Project Type: Single family residential development
- Open Space Required/Provided: 7,800/7,822

The plans depict a single family residential development consisting of 39 lots on 3.7 acres at a density of 11 dwelling units per gross acre. The minimum and maximum lot sizes are 2,450 square feet and 4,089 square feet, respectively. The primary ingress and egress to the proposed development is via Walnut Road, a public street. The interior of the development is serviced by multiple private streets, measuring 37 feet in width. Private street "A" is oriented in an east/west direction and connects to Walnut Road. Private street "A" terminates at the western portion of the development, adjacent to common element "C". Private streets "B" through "D", oriented in a north/south direction, stem from private street "A" and terminate along the south boundary of the project site, adjacent to Owens Avenue. Common element "C", located at the northwest portion of the site with an area measuring 7,822 square feet, provides the open space for the development where 7,800 square feet of open space is required. Existing 5 foot wide attached sidewalks are located along Owens Avenue and Walnut Road. No sidewalks are provided within the interior of the single family residential development.

Landscaping

The plans depict an existing 5 foot wide attached sidewalk located adjacent to Owens Avenue and Walnut Road. A 10 foot wide landscape area is proposed behind the attached sidewalks along the right-of-way. The street landscape area consists of 15 gallon trees planted 15 feet on center in conjunction with shrubs and groundcover. Street landscape areas, measuring 5 feet in width, are provided within the interior of the development along the north property lines of Lots 16, 23, 24, 31, 32, and 39. The street landscape areas feature 15 gallon trees. One large evergreen tree per every 30 feet is provided along the north property line of lots 1 through 15, per Code requirements. A proposed 6 foot high decorative perimeter block wall is located along the east and south boundaries of the project site, adjacent to Walnut Road and Owens Avenue, respectively.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400223 (Nzc-0171-08)	Waivers of conditions of a zone change requiring the following: 1) a maximum of 96 units; and 2) turn the building on the northwest corner of the site so it is oriented north/south instead of east/west in conjunction with a proposed multiple family residential development - expired	Approved by BCC	November 2018
WS-18-0792	Reduced street landscaping area for a proposed multiple family residential development (apartments) - expired	Approved by BCC	November 2018
Nzc-0171-08 (ET-0048-11)	First extension of time to reclassify this site to R-4 zoning for an apartment complex - zoning made permanent with this application	Approved by BCC	June 2011
DR-0209-09	Apartment complex and a waiver of condition of a zone change (Nzc-0171-08) requiring a maximum of 96 units - expired	Approved by BCC	May 2009
Nzc-0171-08	Reclassified this site to R-4 zoning for an apartment complex	Approved by BCC	May 2008
ZC-1083-00	Reclassified the eastern portion of the subject parcel from T-C to R-T zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Single family residential
South	City of Las Vegas	C-1	Shopping center
East	Residential Suburban (up to 8 du/ac)	R-T	Undeveloped
West	Public Facilities	R-T	Drainage channel

Related Applications

Application Number	Request
NZC-21-0066	A nonconforming zone change request to reclassify the project site from R-4 zoning to RUD zoning for a single family residential development 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

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-21-0066. However, since staff is not supporting the waivers or design review for NZC-21-0066, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 54 foot property line spandrel on the southeast portion of the site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds. (road not wide enough at turn around at end of street A).

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 #0126-2020 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134**



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500020</u>	DATE FILED: <u>2/10/21</u>
		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>3/11/21 @ 6:30</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>SUNRISE MANOR</u>	
		PC MEETING DATE: <u>4/6/21 @ 7:00 P.M.</u>	
		BCC MEETING DATE: <u>5/5/21 @ 9:00 A.M.</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Edbon LLC 50% & Hanson DAD Trust 50% c/o B. Cisneros</u>
	ADDRESS: <u>1760 Hardrock St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156-7196</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Storybook Homes</u>
	ADDRESS: <u>3625 S. Town Center Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-877-7040</u> CELL: _____
	E-MAIL: <u>jcooper@sbhlv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Las Consulting- Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle 3-577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u>
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 140-19-403-001

PROPERTY ADDRESS and/or CROSS STREETS: Owens & Walnut

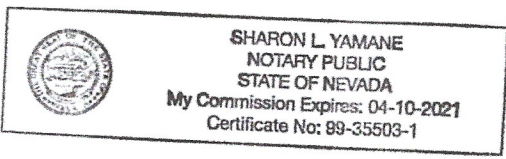
TENTATIVE MAP NAME: Owens & Walnut

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.

Dennis R. Hanson Dennis R. Hanson, Trustee OAD Hanson Trust
Claudine L. Hanson Claudine L. Hanson, Trustee OAD Hanson Trust
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 (DATE)
 By Dennis R. Hanson and Claudine L. Hanson
 NOTARY PUBLIC: Sharon L. Yamane



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500070</u>	DATE FILED: <u>2/16/21</u>
		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>3/11/21 @ 6:30 P.M.</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>SUNRISE MANOR</u>	
		PC MEETING DATE: <u>4/6/21</u>	
		BCC MEETING DATE: <u>5/5/21</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Edbon LLC 50% & Hanson DAD Trust 50% c/o B. Cisneros</u>
	ADDRESS: <u>1760 Hardrock St.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156-7196</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

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	ADDRESS: <u>3625 S. Town Center Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-877-7040</u> CELL: _____
	E-MAIL: <u>jcooper@sbhlv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Las Consulting- Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle 3-577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-499-6469</u> CELL: <u>702-499-6469</u>
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 140-19-403-001

PROPERTY ADDRESS and/or CROSS STREETS: Owens & Walnut

TENTATIVE MAP NAME: Owens & Walnut

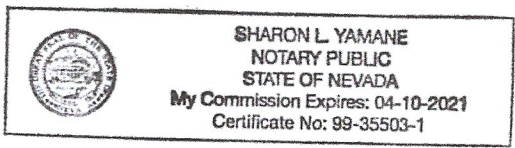
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Bonita Cisneros Bonita Cisneros, Managing Member
Trustee of Edbon LLC
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 (DATE)
 By BONITA CISNEROS

NOTARY PUBLIC: Sharon Yamane



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner

04/06/21 PC AGENDA SHEET

VEHICLE RENTAL
(TITLE 30)

FREMONT ST/OAKEY BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0052-DENTWORKS BUSINESS TRUST & STUCKEY FRANK TRS:

USE PERMIT to allow for vehicle rental in conjunction with an existing vehicle sales and maintenance facility on 0.9 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Fremont Street, 700 feet north of Oakey Boulevard (alignment) within Sunrise Manor. TS/nr/jd (For possible action)

RELATED INFORMATION:

APN:
162-01-601-002

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2925 Fremont Street
- Site Acreage: 0.9
- Project Type: Vehicle rental
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,598 (vehicle sales office)/2,400 (vehicle maintenance)
- Parking Required/Provided: 19/19 (44 parking spaces on-site for display & sales)

Site Plans

The plans show an existing vehicle sales and maintenance facility consisting of a modular sales office building and a maintenance building. Parking is located on the southwest side (front) of the site and along the southeast side of the site. Access to the site is from Fremont Street.

Landscaping

The plans depict the existing 15 foot wide landscape area with an attached sidewalk along Fremont Street. An intense landscape buffer is located on the northeast side of the site. No changes are proposed or required for the existing landscaping.

Elevations

The approved plans depict a 1 story, 16 foot high vehicle sales office building and a 1 story, 16 foot high vehicle maintenance building. The vehicle sales office building is a modular building with grey as the primary color and purple as an accent color. The vehicle maintenance building is constructed of vertical metal siding with colors to match the sales office. Additionally, the front elevation depicts 3 overhead steel roll-up doors. The roof is screened by metal parapet walls that visually reflect a flat roofline.

Floor Plans

The approved plans show a 1,598 square foot vehicle sales office building consisting of offices, breakroom, conference room, and restroom. The vehicle maintenance building is a 2,400 square foot shell building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site is currently approved for vehicle sales and maintenance. The site plan shows that there is room on the site for the display spaces and the applicant states that the proposed use will not have a negative impact on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400229 (UC-0654-16)	First extension of time for a vehicle sales and maintenance facility	Approved by BCC	December 2018
UC-0654-16	Vehicles sales and maintenance facility with reduced separation from residential	Approved by BCC	November 2016
UC-0039-15	Reduced separation for a vehicle maintenance facility with limited hours - expunged	Approved by BCC	March 2015
ZC-0598-06	Reclassified 2.2 acres from C-2 to H-1 zoning (this site was included)	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 to 14 du/ac) & Commercial Tourist	R-T & H-1	Undeveloped & manufactured home park
South	City of Las Vegas, Commercial Tourist & Commercial General	C-2 & H-2	Commercial buildings & undeveloped
East	Residential Medium (from 3 to 14 du/ac) & Commercial Tourist	R-T & H-2	Undeveloped & manufactured home park
West	City of Las Vegas	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

This proposed use will be located on a site that was previously approved for vehicle sales and maintenance as part of UC-0654-16. The plans show enough parking spaces to accommodate the additional parking spaces requested for the vehicle rental while accommodating the approved uses on the site. Vehicle rental facilities are compatible with related vehicle type uses such as sales and maintenance. Staff finds that the proposed use is consistent and compatible with other uses in the area and will not have an adverse effect on the adjacent properties; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: TINA CHAN

CONTACT: TINA CHAN, QUEEN MOTORCARS LLC, 2925 FREMONT ST., LAS VEGAS, NV 89104

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 checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0052</u> DATE FILED: <u>2/3/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3/11/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$675</u>	
		PROPERTY OWNER	NAME: <u>Dentworks Business Trust</u> ADDRESS: <u>P.O. Box 30564</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89173</u> TELEPHONE: <u>702-286-2355</u> CELL: <u>702-286-2355</u> E-MAIL: <u>dentworkz@gmail.com</u>
			APPLICANT
CORRESPONDENT	NAME: <u>Tina Chan</u> ADDRESS: <u>2925 Fremont St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-336-8462</u> CELL: <u>702-336-8462</u> E-MAIL: <u>tina@queenmotorcars.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 162-01-601-002

PROPERTY ADDRESS and/or CROSS STREETS: 2925 Fremont Street, Las Vegas, NV 89104

PROJECT DESCRIPTION: Short Term Motor Vehicle Leasing Use Permit

(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.

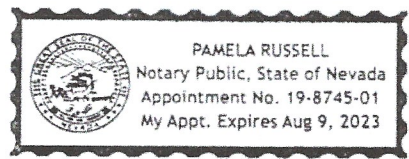
[Signature]
Property Owner (Signature)*

2925 Fremont Holdings LLC,
Dentworks Business Trust Frank Stuckey
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/23/2020 (DATE)
By Pamela Russell

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.

Planner Copy

October 1, 2020

Justification Letter

UC-21-0052

The application for this use permit is to conduct motor vehicle rentals and leasing at 2925 Fremont St., Las Vegas, NV 89104. The parcel number is 162-01-61-002. Several inspections were recently completed for this property. It has already been licensed to operate as a class IV secondhand dealer in regards to used motor vehicle sales.

I would like to be able to rent out various automobiles and motorcycles for 31 days or less. I understand leasing out motor vehicles for longer than 31 days requires an additional permit and license. There will be 5 vehicles for rent, parked in the back row of the lot and they will be stored in the enclosed shop building behind the main building outside of business hours. This rental business will be in conjunction with the already approved secondhand dealer license currently operating and the circulation of these rental vehicles will not impact the site and the surrounding area.

Please do not hesitate to contact me with any questions or concerns. The best contact number to reach me at is (702) 336-8462. Thank you for your consideration in this matter.

Best regards,



Tina Chan

04/06/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

WALNUT RD/CHEYENNE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0059-CRP III CHEYENNE LV, LLC:

VACATE AND ABANDON a portion of right-of-way being Walnut Road located between Cheyenne Avenue and Cecile Avenue within Sunrise Manor (description on file). WM/bb/jd
(For possible action)

RELATED INFORMATION:

APN:
140-18-501-001

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

BACKGROUND:
Project Description

The plan shows the vacation and abandonment of a 2,931 square foot portion of right-of-way located on the east side of Walnut Road. The portion of right-of-way to be vacated is 593 feet in length. The applicant is requesting to vacate 5 feet of right-of-way along Walnut Road to accommodate a detached sidewalk adjacent to Walnut Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0099	Reclassified from C-2 to M-D zoning, distribution center, setbacks, throat depth, and landscaping	Approved by BCC	March 2019
ZC-0504-08	Reclassified the southern 3.7 acres of the site to M-D zoning for an office retail complex with a design review in C-2 zoning on the northern 1.2 acres	Approved by BCC	June 2008
ZC-0176-07	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Storage yard

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	M-D	Office warehouse complex
East	Business and Design/Research Park	R-3	Multiple family residential
West	Business and Design/Research Park	C-2 & R-3	Multiple family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks for Walnut Road.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include additional right-of-way for a 54 foot radius spandrel at the northwest corner of the site;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAPROCK PARTNERS

CONTACT: RICK GOEBEL, KIMLEY-HORN, 7740 N. 16TH STREET, SUITE 300,
PHOENIX, AZ 85020

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #): _____

DEPARTMENT USE

APP. NUMBER: VS-21-0059 DATE FILED: 2-10-2021
 PLANNER ASSIGNED: BBB
 TAB/CAC: Sunrise Manor TAB/CAC DATE: 3-11-2021
 PC MEETING DATE: 4-6-2021 7pm 6:30 p.m.
 BCC MEETING DATE: _____
 FEE: \$875

PROPERTY OWNER

NAME: CRP III Cheyenne LV LLC
 ADDRESS: 1300 Dove Street, Suite 200
 CITY: Newport Beach STATE: CA ZIP: 92660
 TELEPHONE: 949-524-2998 CELL: _____
 E-MAIL: swalker@caprock-partners.com

APPLICANT

NAME: CapRock Partners
 ADDRESS: 1300 Dove Street, Suite 200
 CITY: Newport Beach STATE: CA ZIP: 92660
 TELEPHONE: 949-524-2998 CELL: _____
 E-MAIL: swalker@caprock-partners.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Rick Goebel
 ADDRESS: 7740 N. 16th Street, Suite 300
 CITY: Phoenix STATE: AZ ZIP: 85020
 TELEPHONE: 602-216-1255 CELL: 702-501-4906
 E-MAIL: rick.goebel@kimley-horn.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-18-501-001

PROPERTY ADDRESS and/or CROSS STREETS: 3919 E Cheyenne Ave

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.



Property Owner (Signature)*

Jon Pharris

Property Owner (Print)

STATE OF NEVADA
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: SEE ATTACHED

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



December 11, 2020

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741
Las Vegas, NV 89155

RE: Cheyenne & Walnut Industrial Project (PW20-18589) – Walnut Road Vacation
Justification Letter

To Whom it May Concern,

The letter is to support of the proposed right-of-way vacation for APN: 140-18-501-001 as required per ZC-19-0099. The existing right-of-way was dedicated per recorded document OR:0068:0394037.

The proposed Right-of-Way vacation along Walnut Road is in support of the proposed Cheyenne & Walnut Industrial Project. The 5' vacation is to accommodate the detached sidewalk that is proposed along Walnut Rd. This vacation is being submitted to comply with the conditions of the approval set forth by Clark County.

We respectfully request your approval of this vacation to support the subject project and appreciate your consideration of this matter.

Please contact me if you have any questions.

PH: 702-501-4906
EMAIL: Rick.Goebel@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: Rick Goebel
Associate

VS-21-0059
PLANNER
COPY

04/06/21 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

GLACIER AVE/LEE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0053-EARNEST, CHARLES V.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for accessory structures in conjunction with an existing single family residence on 0.1 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the east side of Glacier Avenue, 115 feet south of Lee Street within Sunrise Manor. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:
140-22-212-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side yard setback for existing accessory structures to zero feet where 5 feet is required per Table 30.40-2 (100% reduction).
- b. Reduce the rear yard setback for existing accessory structures to zero feet where 5 feet is required per Table 30.40-2 (100% reduction).
2. Reduce the separation between existing accessory structures to 5 feet where 6 feet is the standard per Table 30.40-2 (a 17% reduction).

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 6053 Glacier Avenue
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Accessory structures
- Building Height (feet): 8
- Square Feet: 270 (storage unit)/100 (shed)/64 (dollhouse)

Site Plans

The plans depict an existing manufactured home located along Glacier Avenue. The request is for existing accessory structures that currently encroach into the side and rear yard setbacks and a reduction in the building separation of less than 6 feet. Currently, an existing shed (Building 1) encroaches into the rear and side yard set back to zero feet from the property line located in the southeast portion of the lot. A second existing dollhouse (Building 2) encroaches into the side yard set back to 1 foot from the property line located in the northeast portion of the lot and has a 5 foot separation from the residence. A larger storage unit (Building 3) is shown along the south portion of the lot and encroaches into the side yard set back to 2 feet from the property line. Access is from Glacier Avenue with a driveway that currently accommodates 2 vehicles.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict 3 accessory structures each a maximum of 8 feet in height with wood siding and pitched rooflines.

Floor Plan

Building 1 is 100 square feet; Building 2 is 64 square feet, and Building 3 is 270 square feet. The plans depict an open floor plan for the storage units.

Applicant's Justification

The applicant states that the accessory structures were there at the time of purchase in 2015. The applicant states that he was replacing damaged shingles and was cited by Clark County Public Response Office for building without a permit.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban	R-T	Manufactured homes

Clark County Public Response Office (CCPRO)

There is an active violation from (CE20-15219) Clark County Public Response Office for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Although the existing accessory structures are architecturally compatible to the site, the structures do not meet either the required rear and interior side setbacks per Table 30.40-1 or required building separation. Setbacks are encouraged in Title 30 so that there is consistency within the immediate area of the subject parcel in terms of streetscapes, public safety, and harmony within the neighborhood. Although staff finds the accessory structures to be harmonious to the site, staff typically does not support requests to reduce or eliminate setbacks. Title 30 allows sheds (less than 240 square feet and no more than 8 feet tall) to be built with reduced setbacks and separations subject to approval of an administrative minor deviation with letters of consent from adjacent property owners, and subject to Building and Fire Code requirements (which cannot be waived). While staff recommends denial of the application as written, staff can support the request if neighbors do not have concerns with the application.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARLES EARNEST

CONTACT: CHARLES EARNEST, 1017 GRANITE ASH AVE., NORTH LAS VEGAS, NV
89081

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"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0053</u> DATE FILED: <u>2/4/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>3/11/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: _____ FEE: <u>\$ 775.00/00</u>
	PROPERTY OWNER NAME: <u>CHARLES V. EARNEST</u> ADDRESS: <u>8002 SECRETARIAT LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-217-1600</u> CELL: <u>702-217-1600</u> E-MAIL: <u>Chuckie49erse@yahoo.com</u>
	APPLICANT NAME: <u>CHARLES V. EARNEST</u> ADDRESS: <u>8002 SECRETARIAT LN</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-217-1600</u> CELL: <u>702-217-1600</u> E-MAIL: <u>Chuckie49erse@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>207820</u>

ASSESSOR'S PARCEL NUMBER(S): 140-22-212-038

PROPERTY ADDRESS and/or CROSS STREETS: 6085 GLACIER AVE

PROJECT DESCRIPTION: WAIVER OF DEVELOPMENT STANDARDS APPLICATION

(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.

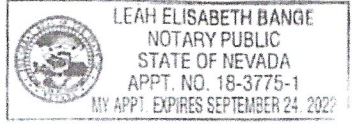
Charles V. Earnest
Property Owner (Signature)*

CHARLES V. EARNEST
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 16 November, 2020 (DATE)
By Charles V. Earnest

NOTARY PUBLIC: Leah E. Bange



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

JUSTIFICATION LETTER

WS-21-0053

TO WHOM IT MAY CONCERN

My name is Charles V. Earnest, I am the owner of property located at 6085 Glacier Avenue Las Vegas NV 89156. I purchased this home on December 23 of 2015, when I got this property there was 3 existing storage units and apparently, this sheds do not meet the measurements approved by the county and I received a code enforcement violation Notice I hereby respectfully request a waiver to meet the conditions that the county requires as far as dimensions of this storage units and setbacks.

I was Cited by code enforcement when we were replacing some missing shingles on one of the existing units, However, I did not build any of this structures.

Thank you

Respectfully

X Charles V. Earnest

Charles V. Earnest
Owner

04/07/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0061-KCP CONCRETE PUMPS:

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

DESIGN REVIEWS for the following: 1) office/warehouse building; and 2) finished grade on a 4.1 acre portion of an 8.7 acre site in an M-1 (Light Manufacturing) (AE-7S) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Alto Avenue within Sunrise Manor. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-17-210-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscape fingers on portions of the site where landscape fingers are required per Figure 30.64-14.
2.
 - a. Reduce throat depth for a driveway on Lamb Boulevard to 20 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).
 - b. Reduce throat depth for a driveway on Alto Avenue to 19 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 24% reduction).

DESIGN REVIEWS:

1. For an office/warehouse building.
2. Increase finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.1 (portion)/8.7 (overall site)

- Project Type: Office/warehouse building
- Number of Stories: 1 story with mezzanine level
- Building Height (feet): 35
- Square Feet: 47,000
- Parking Required/Provided: 71/97

Site Plans

The plans depict a proposed 47,000 square foot office/warehouse facility consisting of 1 building located on the western portion of the site on the northeast corner of Lamb Boulevard and Alto Avenue. The building is oriented in an east/west direction with the overhead roll-up doors and loading docks facing north. The overhead roll-up doors and loading docks do not face the public right-of-way or any residential uses. This property is surrounded by existing or planned industrial uses. All truck parking and loading areas will be located within the secure storage yard on the north side of the building. Parking for the facility is located on the west, east, and south sides of the development. The building is set back 94 feet from Lamb Boulevard, 74 feet from Alto Avenue, and 95 feet from the north property line. Access to the site is provided by 2 driveways on Alto Avenue and 1 driveway along Lamb Boulevard. Future cross access will be provided to the remaining land to the east. The office/warehouse facility requires 71 parking spaces where 97 parking spaces are provided. This request also includes a waiver of development standards to reduce driveway throat depths along Alto Avenue and Lamb Boulevard, and to eliminate some parking lot landscape fingers on the east and west sides of the site.

Landscaping

Street landscaping consists of an approximate 23 foot wide landscape area behind an attached 5 foot wide sidewalk along Lamb Boulevard, and a 20 foot wide landscape area with a detached sidewalk is shown along Alto Avenue. The development will also provide a bus turn along the street frontage of Lamb Boulevard. A landscape area 5.5 feet wide with trees shown 30 feet on-center is located along the northern property line. Interior to the site, landscaping is distributed throughout the parking lot and around the front and side portions of the building footprint.

Elevations

The plans depict a 1 story, 35 foot high, office/warehouse building constructed of painted concrete tilt-up panels and a flat roof with parapet walls. The elevations also show glass storefront window systems, decorative painted fin walls, vertical and horizontal reveal lines, and metal canopies. The loading dock area will be located on the north side of the building and screened from public view by the building itself. The secure storage yard is screened by 6 foot high block walls with a decorative sliding gate on the east side of the development.

Floor Plans

The plans show a 47,000 square foot building consisting of a lobby, office area, warehouse for 4 future tenants, and a 3,000 square foot second level mezzanine.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this area has seen an increase in the development of primarily designated manufacturing and commercial uses mixed with residential pockets of development. The contemporary design of the building compliments the surrounding buildings and successfully screens the truck court from the right-of-way and the residential neighborhoods farther to the west. The properties to the north, east, and south also have similar zoning and this development has been designed to be compatible with the surrounding area. As for the waivers, the elimination of a few parking lot landscape fingers in this situation where the spaces are interior to the site where trucks will maneuver is minor and will not detract from the aesthetics of the overall site. Furthermore, the applicant indicates the throat depth has been reduced on the driveways to allow for ease of circulation interior to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1421-06	Vacated and abandoned a portion of right-of-way being Lamb Boulevard	Approved by RC	November 2006
ZC-0419-06	Reclassified this site to M-1 zoning	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial	M-1	Developed warehouse uses
South	Business and Design/ Research Park	M-D	Undeveloped office/warehouse building &
West	Business and Design/ Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Along the east portions of the parking lot there are a total of 2 landscape fingers that would be required per code, and 1 additional landscape finger would be required in front of the office area of the building. More specifically, these rows for parking would require a landscape finger every 6 parking spaces. Typically, in these situations where the spaces are interior to the site and located where trucks will maneuver to enter and exit the loading dock area, staff can support eliminating the landscape fingers.

Design Review # 1

The proposed development is in an area that generally has established warehouse uses. Staff finds that the proposed office/warehouse building is compatible with existing and planned uses in the surrounding area. More specifically, the design of this project complies with most zoning requirements and is aesthetically pleasing with improvements that exceed what is currently developed in the area. Staff finds that the design conforms with Urban Land Use Policy 101 of the Comprehensive Master Plan which ensures that industrial developments are complementary with abutting uses through site planning and building design; therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depths for both the Lamb Boulevard and Alto Avenue commercial driveways. The applicant is providing additional landscaping adjacent to the driveways which act as a buffer. The additional space will improve visibility and allows vehicles to safely exit the right-of-way avoiding immediate conflicts with those trying to access parking stalls.

Design Review #2

This design review represents the maximum grade difference along 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way, and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations with 400 feet spacing; and 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 #0317-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KCP CONCRETE PUMPS

CONTACT: CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>2/10/21</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: <u>online payment</u> COMMISSIONER: _____ OVERLAY(S)? <u>APZ-2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS. 21-0061</u> TAB/CAC: <u>SUNNISE MAJOR</u> TAB/CAC MTG DATE: <u>3/11/21</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/7/21</u> ZONE / AE / RNP: <u>M-1 / AE-75</u> PLANNED LAND USE: <u>SM Ind</u> NOTIFICATION RADIUS: <u>500 FT</u> SIGN? Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>KCP Concrete Pumps</u> ADDRESS: <u>201-5769 Production Way</u> CITY: <u>Langley</u> STATE: <u>BC</u> ZIP: <u>V3A 4N5</u> TELEPHONE: <u>604-539-2137</u> CELL: _____ E-MAIL: <u>mkim@ksppumps.ca</u>	
	APPLICANT	NAME: <u>KCP Concrete Pumps</u> ADDRESS: <u>201-5769 Production Way</u> CITY: <u>Langley</u> STATE: <u>BC</u> ZIP: <u>V3A 4N5</u> TELEPHONE: <u>604-539-2137</u> CELL: <u>207212</u> E-MAIL: <u>mkim@ksppumps.ca</u> REF CONTACT ID #: <u>199110</u>	
	CORRESPONDENT	NAME: <u>Chris Teachman (Lee & Sakahara Architects)</u> ADDRESS: <u>6280 S. Valley View Blvd. Ste 116</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-270-6600</u> CELL: <u>702-296-9669</u> E-MAIL: <u>cteachman@leesaklv.com</u> REF CONTACT ID #: <u>168560</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-17-210-001
 PROPERTY ADDRESS and/or CROSS STREETS: Lamb & Alto
 PROJECT DESCRIPTION: 1 Concrete tilt-up building for manufacturing/distribution

(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] KCP Concrete Pumps Ltd, by authorized
 Property Owner (Signature)* Property Owner (Print)

Province of British Columbia, CANADA
 STATE OF _____
 COUNTY OF LANGLEY
 SUBSCRIBED AND SWORN BEFORE ME ON August 25, 2020 (DATE)
 By Lilian Cazacu Notary Public
 NOTARY PUBLIC: [Signature] 20385 64th Avenue
 Langley, BC V2Y 1N5, Canada (PERMANENT COMMISSION)

*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.



**LEE & SAKAHARA
ARCHITECTS, INC**
ARCHITECTURE PLANNING

6280 S. Valley View Blvd., Suite 116 Las Vegas, NV 89118 3814
T: 702.270.6600 F: 702.270.6643 www.leosak.com

October 28, 2020
REVISED February 04, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Reference: **Justification for Design Review and Waivers for:**

WS-21-0061

DESIGN REVIEW for a proposed distribution/warehouse building.

WAIVER OF DEVELOPMENT STANDARDS FOR:

- Alternative Parking lot Landscaping
- Reduction of Throat Depth

To Whom It May Concern:

On behalf of KCP Concrete Pumping Ltd, Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at Lamb Blvd. & Alto Ave. in Sunrise Manor.

APN:
140-17-210-001

CURRENT LAND USE PLAN:
M-1 – Light Manufacturing / IND- Industrial

PROJECT DESCRIPTION:

- Site Address: NE corner of Lamb Blvd. and Alto Ave.
- Site Acreage: 8.1
- Project Type: 1 concrete shell building
- Number of Stories: 1 + Mezzanine
- Building Height: up to 35 feet
- Square Feet: 47,000
- Parking Required/Provided: 71/97

Site Plans

The plans depict a proposed 47,000 square feet warehouse facility consisting of 1 building located on the western portion of the site on the northeast corner Lamb Blvd. and Alto Ave. The site is bounded by public right-of-way on the west and south side of the property. Access to the site is provided by two driveways on Alto Ave. and one driveway along Lamb Blvd. Parking for the facility is located along the east, south and west perimeter of the parcel. Loading areas are located on the north side and are screened by a decorative masonry wall to the north and decorative metal fencing to the east and west portion of the building. The trash enclosure is located on the east side of the property. All service areas that contain overhead door and loading docks are internalized and screened.

Off-site improvements for the entire parcel will be a part of the current design review along both Lamb Blvd. and Alto Ave. Reference HTE 06-38818 for the approved off-site improvements. The eastern half of the on-site property improvements will not be developed as a part of this application.

Landscaping

A 20-foot-wide plus landscape buffer is shown along the southern and western edges of the site consisting of trees and groundcover. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. Additionally, along the east property line, a 20-foot wide landscape buffer and a 5-foot 6-inch wide landscape buffer along the north property line

will be provided as part of the design of this project.

Elevations

The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are offset with contrasting design schemes. The height of the buildings varies from 33 to 35 feet and has been designed to break up the roofline at the endcaps of the building. The loading dock area will be screened from public view by the building and from some parking lot landscape areas.

Floor Plans

The plans depict a bare shell distribution/warehouse building that will be constructed with an open floor plan with future interior tenant improvements to adjust the space inside the building to meet the needs of future tenants.

Signage

Signage is not a part of this request. The exterior elevation shows schematic locations of where signage may be intended to be placed on the building in the future.

Applicant's Justification

This area has seen an increase in the development of primarily designated manufacturing and commercial uses mixed with residential pockets of development. This project intends to bridge the commercial uses with flex-space type uses. The contemporary design of the buildings compliments the surrounding buildings and successfully screens the truck court from the right-of-way and the residential neighborhoods to the west. The properties to the north, east and south are also M-D/M-1 under the planned Business Design and Research Park land use overlay and the industrial land use.

Currently, only half of the site will be developed, while the other half will include only the half-street improvements.

Surrounding Land Use

	Parcel Number	Planned Land Use Category	Zoning District	Existing Land Use
North	140-17-201-009	IND – Industrial	M-1	Light Manufacturing
South	140-17-301-001 & 140-17-302-001	BDRP-Business Design and Research Park	M-D	Designated Manufacturing
East	140-17-201-007	IND-Industrial	M-1	Light Manufacturing
West	140-18-602-007	Business Design and Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Zone Change

No Zone Change is requested as a part of this application.

Waiver of Standards

Alternative Design Standards

- 1) *Request:* Allow for 2 landscape fingers to be removed on the northeast portion of the site behind the fenced area along with all planting and replace with gravel mulch.

Justification: This project is scheduled to be a 2-Phase project. The first phase is the shell. The second phase is the tenant improvement, which essentially makes this a build-to-suit project. Though the parking requirements call for 72 parking spaces, the client has informed us that no more than 40 employees will be working on site. Therefore, the extra parking spaces are planned to be move to the northeast portion of the site.

- 2) *Request:* Reduction of throat depth requirements along Lamb Blvd. from 25'-0" to 20'-0".

Justification: The depth has been reduced to allow for ease of circulation. To allow for better queuing parking near the entrance has been removed to allow for an extra 32'-0" facing Lamb Blvd.

- 3) *Request:* Reduction of throat depth requirements along Alto Ave. from 25'-0" to 19'-0".

Justification: The depth has been reduced to allow for ease of circulation. To allow for better queuing parking near the entrance has been removed to allow for an extra 28'-0" and 30'-0" facing Alto Ave.

Design Review

The design of the building with the variations in building height complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building height and breaking up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. Based on meeting the policies for the building design the design review warrants approval.

Public Hearing Design Review to Extend Grade

Portions of the proposed building and project site are in excess of 18" above and below the existing ground. The Finished Floor Elevation for the building has been determined based upon the adjacent drainage flow depth in Lamb Blvd. Based upon the building flood protection criteria we are unable to lower the finish floor elevation of the building & site grading to reduce the grade difference between proposed grade and existing ground. The site grading has been designed to reduce the grade difference between the proposed and existing ground surfaces as much as practical. The cut/fill analysis indicates an export of approximately 2,590 Cubic Yards for the proposed development.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please contact our office.

Should you have any questions or comments regarding the above-mentioned project, please feel free to contact us.

Best Regards,



Chris Teachman, Vice President
Lee & Sakahara Architects, Inc.