



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 13, 2025

6:30pm

AGENDA

Note:

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

Board/Council Members: Sondra Cosgrove, Chair
 Earl Barbeau, Vice-Chair
 Kevin Williams, Member
 Harry Williams, Member
 Stephanie Jordan, Member

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

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

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

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for February 27, 2025. (For possible action)
- IV. Approval of the Agenda for March 13, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning

03/18/25 PC

- 1. **UC-25-0118-SCHMID & COOK, LLC:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** reduce street landscaping; **3)** reduce and eliminate buffering and screening; **4)** eliminate parking lot landscaping; **5)** reduce parking; **6)** eliminate access gate setbacks; and **7)** reduce security wire height.
DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action) **03/18/25 PC**

04/01/25 PC

- 2. **ET-25-400019 (WS-23-0731)-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE A TRS:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks for an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Evening Dew Drive, 330 feet south of Oakleigh Drive within Sunrise Manor. TS/my/cv (For possible action) **04/01/25 PC**
- 3. **WS-25-0144-ACOSTA MARTHA ALICIA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Hillman Avenue and the east side of Cascade Street within Sunrise Manor. TS/nai/cv (For possible action) **04/01/25 PC**

04/02/25 BCC

- 4. **ET-25-400018 (ZC-21-0534)-DIAMOND ALTO, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.2 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.
DESIGN REVIEW for office/warehouse buildings within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor. WM/my/cv (For possible action) **04/02/25 BCC**
- 5. **UC-25-0127-RODRIGUEZ NATIVIDAD CANO:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** buffering and screening; **3)** modify residential adjacency standards; **4)** reduce the front setback for a trash enclosure; and **5)** waive full off-site improvements.
DESIGN REVIEWS for the following: **1)** outdoor storage (commercial vehicles); and **2)** alternative landscape plan on 1.39 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the west side of Lincoln Road, 120 feet north of Cartier Avenue within Sunrise Manor. WM/bb/kh (For possible action) **04/02/25 BCC**

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 27, 2025.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

February 27, 2025

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member – PRESENT	Stephanie Jordan –PRESENT Kevin Williams-PRESENT Roxy Paiz- Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the February 13, 2025 Minutes

Moved by: Mr. Barbeau
Action: Approved with correction
Vote: 5-0/Unanimous

IV. Approval of Agenda for February 27, 2025

Moved by: Harry Williams
Action: Approved with Item #1 being held
Vote: 5-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

03/18/25 PC

1. UC-25-0118-SCHMID & COOK, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)03/18/25PC

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

ITEM HELD TO THE MARCH 13, 2025 MEETING

2. **VS-25-0077-RAMAR LAND CORPORATION:**
VACATE AND ABANDON a portion of right-of-way being Lamont Street located between Judson Avenue and Carey Avenue, and a portion of right-of-way being Judson Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/kh (For possible action) **03/18/25 PC**
Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 5-0/Unanimous

3. **DR-25-0076-RAMAR LAND CORPORATION:**
DESIGN REVIEW for a proposed commercial vehicle parking lot on 12.3 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. TS/sd/kh (For possible action) **03/18/25 PC**
Moved by: Harry Williams
Action: APPROVED per staff recommendations
Vote: 5-0/Unanimous

4. **VS-25-0110-DEJOHN MICHAEL:**
VACATE AND ABANDON of a portion of a right-of-way being Owens Avenue located between Morning Sun Way and Radwick Drive; a portion of a right-of-way being Morning Sun Way located between Owens Avenue and Monroe Avenue; and a portion of a right-of-way being Radwick Drive located between Owens Avenue and Monroe Avenue within Sunrise Manor (description on file). TS/rg/kh (For possible action) **03/18/25 PC**
Moved by: Mr. Barbeau
Action: APPROVED per staff recommendations
Vote: 5-0/Unanimous

5. **WS-25-0109-DEJOHN MICHAEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action) **3/18/25 PC**
Moved by: Mr. Barbeau
Action: APPROVED with if approved staff conditions
Vote: 5-0/Unanimous

6. **TM-25-500025-DEJOHN MICHAEL:**
TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action) **03/18/25 PC**
Moved by: Harry Williams
Action: APPROVED with if approved conditions
Vote: 5-0/Unanimous

7. **WS-25-0034-AGUILERA, FRANCISCO & MARIA:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Jade Canyon Circle and 70 feet north of American Beauty Avenue within Sunrise Manor. TS/tpd/kh (For possible action) **03/18/25 PC**
Moved by: Ms. Jordan
Action: APPROVED per staff recommendations
Vote: 5-0/Unanimous

03/19/25 BCC

8. **UC-25-0074-FUND AF HOLDING TRUST & RICHARD CAROL ANN TRS:**
USE PERMIT to allow contract construction services.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) waive full off-site improvements; and 4) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse building in conjunction with a proposed contract construction service facility on 1.41 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-80 & APZ-1) Overlay.

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFTA
KEVIN SCHILLER, County Manager

Generally located on the west side of Betty Lane, 465 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/kh
(For possible action)03/19/25 BCC
Moved by: Ms. Cosgrove
Action: APPROVED with if approved conditions & landscaping be done after road construction has concluded.
Vote: 5-0/Unanimous

9. **WS-25-0024-UNIVERSAL CONCRETE, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) reduce driveway width.
DESIGN REVIEW for storage buildings in conjunction with an existing office and outside storage yard on 1.38 acres in an Industrial Light (IL) Zone within the Airport Environs (AE-80 & APZ 1) Overlay. Generally located on the east side of Ringe Lane, 1,020 feet south of Cheyenne Avenue within Sunrise Manor. MK/jm/kh (For possible action)03/19/25 BCC
Moved by: Kevin Williams
Action: APPROVED with if approved staff conditions
Vote: 5-0/Unanimous

VII. General Business: None

VIII. Public Comment: Neighbors/Board members expressed concerns regarding homelessness, water level rising in wash, and stop signs not being visible. Praise was also given to fixing the streetlights

IX. Next Meeting Date: The next regular meeting will be March 13, 2025

X. Adjournment
The meeting was adjourned at 8:10 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0118-SCHMID & COOK, LLC:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

DESIGN REVIEW for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor. MK/dd/kh (For possible action)

RELATED INFORMATION:

APN:

140-05-802-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow outdoor storage adjacent to a residential use where not permissible per Section 30.04.06E.
- b. Allow roll-up overhead doors to face a residential district that is not screened by another building where not permissible per Section 30.04.06N.
2. Reduce street landscaping along Las Vegas Boulevard North to 2 trees where 6 trees are required per Section 30.04.01D (a 67% reduction).
3. a. Allow a 6 foot high screen fence to remain along the north and east property lines where an 8 foot high decorative screen wall is required per Section 30.04.02C.
- b. Eliminate the landscape buffer along the north and east property lines where a 15 foot wide landscape buffer is required per Section 30.04.02C.
4. Eliminate parking lot landscaping where parking lot landscaping is required per Section 30.04.01D.
5. Reduce the number of parking spaces to 15 spaces where 25 spaces are required per Section 30.04.04C (a 40% reduction).
6. Eliminate access gate setbacks where a minimum of 18 feet is required per Section 30.04.03E.
7. Reduce the height of security wire to 5 feet above the ground where a minimum of 8 feet above the ground is required per Section 30.04.03D (a 38% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4073 Las Vegas Boulevard North
- Site Acreage: 4.18
- Project Type: Outdoor storage and vehicle sales
- Number of Stories: 1 (all buildings)
- Building Height (feet): 20 (main building)/ 20 (equipment rental or sales and service storage building)/ 15 (pallet office)
- Square Feet: 6,950 (pallet manufacturing)/ 2,608 (pallet office) / 6,031 (equipment rental or sales and service) / 3,000 (vacant) / 18,589 (total)
- Parking Required/Provided: 25/15
- Sustainability Required/Provided: 7/0

Site Plan

The site plan depicts an existing equipment trailer sales lot, pallet manufacturing, and pallet storage site. Access to the site is from Las Vegas Boulevard North to the south via two driveways. One driveway is at the southwest corner of the lot, and the other driveway is at the southeast corner. Both driveways feature rolling access gates.

A single 24 foot wide drive aisle is depicted on plans and is mainly accessible from the southwest entrance of the property. The drive aisle meanders north through the site and terminates in a turnaround on the northern half of the site.

The main building on site is located near the southeast corner of the parcel, 67 feet from Las Vegas Boulevard North to the south and 10 feet from the interior side property line to the east. Parking for the site is shown on the south and west sides of the building. There are two more buildings on site; one is an equipment sales and service storage building located immediately to the west of the main building and north of the parking area, and the other is centrally located on the site near the west property line. There are also several interior fences and accessory structures throughout the site, as well as areas dedicated to the storage of trash and recycling containers. Display areas for equipment trailers are located throughout the southern half of the site, and outdoor storage areas for stacks of pallets are located throughout the northern half of the site.

Landscaping

Landscaping plans depict the addition of one new large tree on the southeast corner of the property and one new large tree on the southwest corner of the property. Other than the installation of these trees, no landscaping is proposed.

Elevations

Photos depict the main building as being a maximum of 20 feet high. All faces of the main building feature a mixture of metal panels and sheeting, CMU block, wood panels, and glazed storefront windows, with the front (south) face of the building also featuring a metal paneled roof. The north, south, and west faces of the main building also feature overhead roll-up doors.

The equipment sales and service storage building to the west of the main building is depicted as a maximum of 20 feet high and is constructed of sheet metal panels. There are overhead roll-up doors on the north, south, and west faces of the building.

The pallet office that is centrally located near the west property line is depicted as being a maximum of 15 feet high and is constructed with stucco.

Finally, there is a chain link fence that surrounds the entire property that varies from 5 feet to 6 feet in height, and the access gates are both shown as being 6 feet high. There is an additional 1 foot high installation of straight barbwire on top of all of the fencing around the site, including the access gates. Additionally, the applicant has noted that the pallets stored on site are stacked to a maximum height of 15 feet, greater than the height of the fence surrounding the site.

Floor Plans

The floor plan depicts the main building on the southern half of the property as being made up of four main suites and two small office spaces, and these areas are utilized by three different businesses. The first business is located within the central suite of the building and is occupied by "Trailer Depot", an equipment service company. This suite is listed as 3,750 square feet. The north and east suites are occupied by "M&H Pallets", a pallet manufacturing company. These two suites have a combined square footage of 6,950 square feet. The southernmost suite of the main building is currently vacant and is shown as 3,000 square feet. The two small office spaces, located on the west site of the building, are occupied by "M&H Pallets" and "Carson Trailer", an equipment trailer sales business and the third business on site. The "M&H Pallets" office is 300 square feet, and the "Carson Trailer" office is 600 square feet.

The first accessory building to the west of the main building is shown as being 1,681 square feet and is occupied by "Carson Trailer". The second accessory building is shown as being 2,308 square feet and is occupied by "M&H Pallets".

Applicant's Justification

The applicant states that this site is home to multiple businesses that have operated there since 1992. The site was recently sold, and in the transition between owners, UC-04-1502 (the prior land use approval for these uses) expired. The applicant states that the site will remain as it always has been, that there are few public customers, and that the surrounding area is heavily industrial. Additionally, the applicant states that when the property was originally developed it was somewhat desolate, and that much of the infrastructure was developed around it throughout time.

The applicant also states that the businesses on site all share a single dumpster and recycling container, and employees are encouraged to take their trash and recyclables home with them to reduce waste on site. Additionally, the applicant states that planting trees along the property line to the south and throughout the parking area would be cost restrictive, citing the need to remove asphalt and partially reconfigure the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400092-13 (UC-1502-04)	Wood manufacturing third extension of time - until September 23, 2018 to review landscaping and screening - expired	Approved by PC	November 2013
ET-400096-11 (UC-1502-04)	Wood manufacturing second extension of time - until September 23, 2013 to review landscaping and screening - expired	Approved by PC	November 2011
ET-400246-06 (UC-1502-04)	Wood manufacturing first extension of time - until September 23, 2011 to review landscaping and screening - expired	Approved by PC	November 2006
UC-1502-04	Original application for wood manufacturing not within an enclosed building with waivers for screen fencing along a street, street landscaping, trash enclosure, and slats in chain link fence - subject to 2 years for review - expired	Approved by PC	September 2004
VC-0550-92	Wood pallet manufacturing business not within an enclosed building with waivers for screen fencing along a street, street landscaping, and a wall enclosed trash area - subject to a 5 year review - expired	Approved by PC	August 1992

There were other land use approvals not related to this project that have since expired.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ae)	RM18 (AE-65)	Single-family residential
South	Corridor Mixed-Use	H-2 (AE-70)	Parking lot & undeveloped
East	Corridor Mixed-Use	CG (AE-65)	Undeveloped
West	Corridor Mixed-Use	IL (AE-65)	Equipment rental & outdoor storage

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

While staff does not typically support a reduction in screening for outdoor storage, or for the stacking of items above the screen fence or wall, staff acknowledges that the conditions of the site which were previously approved for the same use have not changed. Screen fence height and the stacking of objects (pallets) up to 15 feet high can have negative visual impacts to the surrounding area, but staff can confirm that this site has been used for outdoor storage since the early 1990's based on previous land use approvals and satellite imagery. Developments to the north and east would be most heavily impacted, but the development to the north began long after the subject site's original approval, and the property to the east is still undeveloped. For these reasons, staff can support this request.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #3

While outdoor storage is not a permitted use when adjacent to an area subject to residential adjacency standards, and an intense landscape buffer is required along the north and east property lines, staff finds that outdoor storage has been the primary use at this location since the early 1990's, before the residential development to the north existed. The tentative map for the residential development to the north was finalized in 2018 and construction of these residences is still ongoing. Additionally, there is a drainage channel to the north of the outdoor storage site, south of the homes being constructed which adds an additional physical barrier for the residences. The property to the east of the site is undeveloped and requires a landscape buffer based on the planned land use, but similarly to the property to the north, any development that begins will be knowingly located adjacent to an outdoor storage facility. For these reasons, staff can support these requests.

Waiver of Development Standards #2 & #4

Street and parking lot landscaping are useful for preventing the urban heat island effect. Street landscaping improves the aesthetics of street frontages, while parking lot landscaping improves the aesthetics of individual sites. Staff acknowledges that the applicant is planning to plant 2 trees within the boundaries of their property along Las Vegas Boulevard, but 6 trees are required. Similarly, staff acknowledges that some pavement would need to be removed to install parking lot landscaping, but doing so would improve the site overall. Waiving any landscaping is never encouraged by staff, and for these reasons, staff cannot support these requests.

Waiver of Development Standards #5

While the site does not provide the necessary number of parking spaces in relation to the different businesses and uses on site, staff acknowledges that the site itself was developed and approved under a different set of standards, and that the businesses themselves are relatively low traffic with few customers at any given time. For these reasons, staff can support this request.

Waiver of Development Standards #6

Staff finds that the lack of gate setbacks for the site could potentially present a danger to vehicles entering and exiting the site. While the gates have existed for many years and traffic to and from the site is minimal, access gate setbacks are important to prevent accidents and improve overall safety in the area. The applicant states the access gates will remain open during business hours which does help mitigate any potential issues, but there is also no reason that the gates could not be relocated to improve the safety conditions on site. For these reasons, staff cannot support this request.

Waiver of Development Standards #7

The design standards set forth in Title 30 relating to security fencing are set in place for safety purposes, and the reduction of required height for barbed wire presents a safety hazard for staff and customers to the site. Staff acknowledges that the fencing and barbwire has existed for many years, but potential accidents involving barbwire and security fencing may happen at any time. Additionally, while the barbed wire provides additional security for the site, it could be removed and this waiver could be avoided altogether. For this reason, staff cannot support this request.

Design Review

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

Staff finds that this site has been used for pallet manufacturing and storage since the early 1990s, and that the applicant has remained at this same site since then. Staff also notes that the site was originally approved to operate as it is now by UC-1502-04 and was further approved by multiple subsequent extensions of time up until September of 2018.

While the site does not feature a trash enclosure, a mobile dumpster and a recycling container are provided on site. Additionally, many of the accessory structures on site are not architecturally compatible with the main building, but a majority of them are not visible from Las Vegas Boulevard to the south and were previously approved as they are today.

While staff finds that the site does not meet current Title 30 standards, past approvals coupled with the fact that there are no proposed changes to the uses or existing structures on site lead staff to be supportive of this application. For this reason and those listed before, staff can support this request.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #3, and #5, and the design review; denial of waivers of development standards #2, #4, #6, and #7.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCHMID & COOK LLC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-05-802-003

PROPERTY ADDRESS/ CROSS STREETS: 4073 N Las Vegas Blvd., Las Vegas, NV 89115

DETAILED SUMMARY PROJECT DESCRIPTION

A special use permit for outdoor storage in IL zone (pallet manufacturer), vehicle sales in IL zone (increase the number of vehicles on display in conjunction with other uses), waiver of development standards: alternative street landscaping, eliminate landscape buffer along north property line, residential adjacency standards, reduce gate setback, security fencing less than 8 feet above ground, waive trash enclosure.

PROPERTY OWNER INFORMATION

NAME: Schmid & Cook
 ADDRESS: 1092 Country Hills Drive
 CITY: Santa Ana STATE: CA ZIP CODE: 92705
 TELEPHONE: _____ CELL 714-492-3086 EMAIL: SchmidDavidW@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Schmid & Cook
 ADDRESS: 1092 Country Hills Drive
 CITY: Santa Ana STATE: CA ZIP CODE: 92705 REF CONTACT ID # _____
 TELEPHONE: 714-492-3086 CELL 714-492-3086 EMAIL: SchmidDavidW@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taylor Consulting Group
 ADDRESS: 8414 West Farm Road, #180-211
 CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
 TELEPHONE: 702-483-7045 CELL _____ EMAIL: _____

* Correspondent will receive all communication on submitted application(s).

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 and 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.

David W Schmid
 Property Owner (Signature)*

David Schmid
 Property Owner (Print)

1/22/2025
 Date

- | | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

UC-25-0118
03/18/2025
 X

ACCEPTED BY: DD
 DATE: 01/27/2025
 FEE: \$1,800

Sunrise Manor DATE: 02/27/2025



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

January 27, 2025

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

RE: APN 140-05-802-003

To Whom It May Concern:

Our client has actively been in business at this location since 1992. There are three (3) businesses on property; Trailer Depot (trailer repair), M&H Pallets (pallet manufacturing), and Carson Trailer (trailer sales). There was a breakdown in communication between the previous owner and the new owner and unfortunately, UC-1502-04 expired. There are no changes to the site, and it remains as it has been for decades.

This property is in a heavy commercial/industrial area of Las Vegas with CM to the south; IL to the west; CG to the east; and recently developed RM18 to the north. Between our north property line and the RM18 property there is a large drainage ditch which is fenced and maintained by Clark County.

We are respectfully requesting a use permit to allow outdoor storage not screened from an arterial or collector street with an 8-foot-tall, screened fence per Title 30 Section 30.03.07D.4. The property currently has a 6-foot tall, screened fence, with security wire at the top of the fence. The 6-foot-tall fence was the required code height in 1992. Additionally, we ask for a use permit to allow outdoor storage that is stacked above the height of a screened fence per Title 30 Section 30.03.074D. The onsite pallet company has pallets stacked above the 6-foot-tall fence. The Carson Trailer business respectfully asks for a use permit to allow more than 5 vehicles or pieces of equipment for sale where parking is shared with another use, per 30.03.06.15(i)(a).



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

The trash dumpster is small (29" wide x 76" long x 30" high) and is kept next to the trailer shop (see attached photo). This dumpster is moved by forklift every Monday and Wednesday to the front of the property where Republic Services trucks empty it. It is then moved back in the same manner. It has been this way for decades. We are asking for a design review to eliminate a trash enclosure as required per Section 30.04.05D.5. There are several bins located on property that are for recycling purposes only. They include bins for wood, iron/metal/steel/aluminum. There is no other recycling other than that of employees and they are asked to bring their personal recycling (if any, i.e. from lunch) to their home.

Our client will plant two (2) trees where six (6) are required along the front parcel facing Las Vegas Boulevard. They are prepared to pay the tree-in-lieu fee for four (4) trees.

There are two roll-up doors facing Las Vegas Boulevard. Neither door is used, and parking spaces are striped in front of both doors. There are two roll-up doors facing RM18 to the north that are in use during operating hours. We ask for a waiver of standards per 30.04.06(N), as this property was developed long before the RM18 property. The gates to the property, facing Las Vegas Boulevard, will remain open during normal business hours (see attached photos).

The required number of parking spaces, per 30.04.04(D)(1), for this parcel are 31, we are asking for a waiver of standards to reduce that number to 15. Although there are three (3) businesses on property, they are not visited by the public very often. There would never be a time when all 15 parking spaces are occupied. Additionally with the parking lot being paved for 30 years, we ask for a waiver of standards for parking lot landscaping, per 30.04.01(D).

When the property was developed in 1992/93, building permit number BD92-9694-EL, the Clark County code was vastly different. This parcel was in a desolate area of Las Vegas, and Vegas has grown around our client. The landscaping requirements for the



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

property was null due to the parcel being in the "middle of nowhere". There is vegetation in the center of the parcel, that is where the "home" (now office) was and that dates back several decades. It would cause hardship and much added expense to plant trees and keep them watered in this harsh desert landscape which still exists at this Las Vegas address.

To recap our requests:

UC #1: Allow a 6-foot-tall fence where an 8-foot-tall fence is required per 30.03.07.D.4.

UC #2: Allow material (pallets) to be stacked to 15 feet tall where it should not be above the height of the fence per section 30.03.07.4.i.c without a use permit in this IL.

UC #3: Allow more than 5 vehicles or pieces of equipment for rental or sale when parking is shared with another use. Additional vehicles may be requested per §30.06.08G Zoning Compliance (AC), following review of an applicant-provided parking analysis and site plan.

WS #1: Allow outdoor storage in an area subject to residential adjacency standards per section 30.04.06E.1.

WS #2: Eliminate landscape buffer requirements (8-foot wall with 15-foot LS strip) on the north and west where required per section 30.04.02.

WS #3: Reduce both gate setbacks at Las Vegas Boulevard to 0 feet when 18 feet is required by 30.04.04.E.

WS #4: To allow 15 parking spaces where 31 are required per 30.04.04.D.

WS #5: To allow security wire less than 8 feet above ground per 30.04.03.D.



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

DR #1: Allow accessory structures not compatible in color and materials to the primary structure per Section 30.04.05D.7

DR #2: Eliminate a trash enclosure as required per Section 30.04.05D.5.

Please note that Public Works has No Comment on this project.

Thank you for your time and consideration of our application. This property is, and has always been, harmonious with the surrounding area.

Respectfully,

Nathaniel Taylor

Molly J Taylor

Nathaniel Taylor
President

Molly J Taylor
Project Manager

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400019 (WS-23-0731)-MARQUE SURVIVOR'S TRUST & CRAM JACQUELINE

A TRS:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce setbacks for an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone.

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

RELATED INFORMATION:

APN:

140-26-311-059

WAIVER OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

that create the flat surface for the patio exceed 6 feet in height within 5 feet of the side and rear property lines.

Landscaping

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

Elevations

The approved plans show an 8 foot high raised patio constructed of brick and concrete, with pavers on the top. The wall of the platform is 8 inches thick and wraps around the platform area, with a center filled with concrete. There is no cover on top of the platform.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0731:

Comprehensive Planning

- 1 year to complete the building permit and inspection process.
- Applicant is advised that the application must complete by the time specified above or the application will expire unless extended with approval of an extension of time; approval of this application does not constitute or imply approval of any County issued permits, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Applicant's Justification

The applicant states they are working towards securing a building permit for the accessory structure. The applicant is currently awaiting the results of a soil sample geotechnical review.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0731	Waiver of development standards to reduce the setback for an accessory structure	Approved by PC	February 2024
SC-1719-98	Changed the name for an existing public street presently known as Los Feliz Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Clark County Public Response Office (CCPRO)

This site has an active code enforcement violation, CE-20-18336, in regards to a wall built without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has submitted BD20-54548 to the Building Department for review and has demonstrated progress towards completion of this permit, while corrections have been requested from the structural discipline. Therefore, staff can support this request for an additional year to complete the permit.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 6, 2026 to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no

substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JACQUELINE CRAM

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-26-311-059

PROPERTY ADDRESS/ CROSS STREETS: 956 Evening Dew Drive, Las Vegas NV 89110

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for WS23-0731

PROPERTY OWNER INFORMATION

NAME: Jacqueline Cram
 ADDRESS: 518 Mountain Estate Dr
 CITY: Las Vegas STATE: NV ZIP CODE: 89110
 TELEPHONE: 702 600 4866 CELL 702 497 5537 EMAIL: Smilinjack7@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Jacqueline Cram
 ADDRESS: 518 Mountain Estate Dr
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: 702 600 4866 CELL 702 497 5537 EMAIL: Smilinjack7@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jacqueline Cram
 ADDRESS: 518 Mountain Estate Dr
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: 702 600 4866 CELL 702 497 5537 EMAIL: Smilinjack7@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Jacqueline Cram
 Property Owner (Signature)*

Jacqueline Cram
 Property Owner (Print)

1/18/25
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-25-400019

PC MEETING DATE 4/1/25

BCC MEETING DATE _____

TAB/CAC LOCATION SUNRISE MANOR

DATE 3/13/25

ACCEPTED BY MY

DATE 2/4/25

FEES \$800

ET-25-400019

MY
2/4/25

PLANNING
COPY

Justification Letter

1/28/25

To whom it may concern,

This letter is to request an extension of time for WS23-0731.

I have been working on this project for the last year. I got an approval for set back and was given a year to complete the project. I have completed many tasks within the last year but have one final task to complete.

Since our last meeting I have first learned how to appropriately use the citizen portal so that I can submit documents and communicate appropriately with the different departments of the county. I have completed all the requirements needed and got the zoning department's approval. This included revising the plans to clearly lay out the project at hand. Including proper heights and measurements to scale. Drawing out the plan to clearly include the scope of work. We also had to map out the entire property as our original plan only included the corner portion of the yard. This department also required the approval of waiver of setback.

For the architectural department we had to include additional information about the structure specifically. This includes various measurements and details about slope and height of the project. We also were required to provide information on the materials to be used such as pavers and how they are secured. The final requirement we had to complete for this department was railing for the project. We purchased and submitted pictures of all the railings to be set up along with the appropriate measurements to be within code standards.

The structural department is the last field in which we need approval for. We must now get a soil sample and a geotechnical investigation for us to proceed. It was unclear as to what the structural department was asking for specifically as we had included backfill information in our original paperwork. After a few meetings with the county inspectors and officials we now know what is needed to complete this task. I have hired a contractor to do what is needed but the time to get the sample taken and the results analyzed to submit can take anywhere from 30 to 90 days according to my contractor. I have them scheduled to come and take the sample as needed, I just don't want my waiver to expire as we are awaiting the results.

I have been working hard to complete all the tasks at hand, and I am sure that we will have this completed soon. Please accept my request to extend it so I do not have to take this structure down.

Thank you for your consideration

Jacqueline Cram

ET-25-400019
MY
2/4/25

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0144-ACOSTA MARTHA ALICIA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Hillman Avenue and the east side of Cascade Street within Sunrise Manor. TS/nai/cv (For possible action)

RELATED INFORMATION:

APN:

161-04-411-028

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition to an existing single-family residence to 15 feet where 20 feet is required per Section 30.02.06 (25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2136 Cascade Street
- Site Acreage: 0.19
- Project Type: Single-family residence
- Building Height (feet): 12 (primary residence and addition)
- Square Feet: 1,717 (primary single family residence), 430 (addition), 2,147 (overall residence)

Site Plan

The plans depict an existing single-family residence, located on a lot measuring 0.19 acres. The subject property is located at the southeast corner of Hillman Avenue and Cascade Street. Access to the site is granted via an existing driveway along Cascade Street. The plans depict an addition to the northwest corner of the house extending into the rear yard of the property. The addition to the residence is setback 15 feet from the rear property line, necessitating a waiver of development standards to reduce the rear setback.

Elevations

The elevations depict an existing single-family residence is consisting of beige color stucco and red asphalt shingles. The proposed addition will have the same color and materials as the existing house. The east elevation shows the proposed addition as viewed from the rear yard. The addition will have 2 windows. The north elevation shows the proposed addition from the side of the house and includes 2 windows. The existing house is 12 feet tall with the addition measuring 11 feet in height.

Floor Plans

The existing floor plan shows an 1,717 square feet house with 3 bedrooms and 2 bathrooms. One of the bedrooms was converted to a home office space. There is also an existing laundry and storage area measuring 441 square feet.

The proposed floor plan shows a 430 square foot addition that includes a new master bedroom and bathroom. A proposed laundry room and expansions to the existing home office and bedroom are also included as part of the addition.

Applicant's Justification

The applicant states they need more space to accommodate the new family members moving in. As a result, the applicant is adding a new a 430 square foot addition to their existing single-family residence. The addition will include a master bedroom, a bathroom, a new laundry room, an addition to the office space and an addition for one of the existing bedrooms. The applicant is requesting to waive the rear setback to be 15 feet in order to complete the renovations for the necessary space needed for their family.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	RS5.2	Single-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the new addition will be architecturally compatible to the existing single-family residence. However, the reduction to the rear yard setback is neither consistent or compatible with the rear yard setbacks for the existing single-family residences within the surrounding neighborhood. Staff finds there is no unique shape nor topographic condition of the subject property that prohibits adherence to the required rear yard setback. Therefore, staff recommends denial of this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

CONTACT: JAIME DELVEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-04-411-028

PROPERTY ADDRESS/ CROSS STREETS: 2136 CASCADE ST. LAS VEGAS, NV 89142

DETAILED SUMMARY PROJECT DESCRIPTION

430 S.F. ADDITION / REAR SETBACK IS 15'-00" WHERE 20'-00" IS REQUIRED.

PROPERTY OWNER INFORMATION

NAME: MARTHA ALICIA ACOSTA

ADDRESS: 2136 CASCADE ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89142

TELEPHONE: 702-401-1013 CELL 702-401-1013 EMAIL: Marthacochran333@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Martha Alicia Acosta

ADDRESS: 2136 Cascade St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89142

REF CONTACT ID # _____

TELEPHONE: 702-401-1013 CELL 702-401-1013 EMAIL: Marthacochran333@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jaime De la Vega

ADDRESS: 6944 Erin Circle

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 702-360-2619 CELL 702-569-5127 EMAIL: dlvhr2014@gmail.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Martha A Acosta

Property Owner (Signature)*

Martha Alicia Acosta

Property Owner (Print)

12/04/2024

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS25-0144

ACCEPTED BY NAT

PC MEETING DATE 4/1/2025

DATE 2/10/2025

BCC MEETING DATE _____

FEES \$8000.00

TAB/CAC LOCATION Sunrise Manor

DATE 3/13/2025

MARTHA ALICIA ACOSTA
2136 CASCADE ST. LAS VEGAS, NV 89142
702-401-1013 Marthacochran333@yahoo.com

Las Vegas, NV. December 04,2024

JUSTIFICATION LETTER

Regarding to my Residence at 2136 Cascade St. Las Vegas, NV 89142, I planning to Build a-430 s.f. Attached addition per Plans. We are applying for a Waiver for the rear Setback, we have 15'-00" Where 20'-00" is Required, per section 30.02.06.

This Addition is necessary because Our Family has a newly family members and we need extra space, specifically Bedroom and an extra bathroom. The Proposed Addition will be Architecturally compatible to the Primary Residence. The total square feet if the new addition is 430 s.f., it has a Master Bedroom , Master Bathroom and a Walk in Closet, a large window and a Slider Door to leads to the rear Yard and existing Swimming Pool, in the other side there will be a Laundry Room, and the last part of the addition is an extension of the existing bedroom, all this are exactly 430 s.f.

The Total Square Feet of the existing House is 1,717 S.F., there is an existing portion of the residence along the front that is 441 s.f. This Area will be Remodel as well, it includes: A Bedroom a Bathroom a Walk in Closet, and a Wet Bar Sink, in a Granite Countertop, there will be No Stove, No Refrigerator and No Cooking Facilities at all. Now the Total Square Feet Including Existing and New Addition will be 2,147 s.f. Total.

The Entire Property will be Painted after everything was approved and finish with Construction, the Colors we will be Use will be Off White for all the Exterior Walls and a Charcoal Color Trim, new Asphalt Shingles will be Charcoal Color as well and will be a premium quality.

I have talk to our Neighbors all around and all are supporting our project, there is No Negative impact at all.

Please look at my Plans and give me the Opportunity to build this addition.

I Thank you in advance for your Time and interest in my Project.

Sincerely

Martha A Acosta

Martha Alicia Acosta

Homeowner

702-401-1013

Marthacochran333@yahoo.com

WS-25-0144

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400018 (ZC-21-0534)-DIAMOND ALTO, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.2 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

DESIGN REVIEW for office/warehouse buildings within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the east side of Pecos Road and the north side of Alto Avenue within Sunrise Manor. WM/my/cv (For possible action)

RELATED INFORMATION:

APN:

140-18-203-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2808 N. Pecos Road
- Site Acreage: 2.2
- Project Type: Office/warehouse buildings
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,330
- Parking Required/Provided: 96/96

Site Plan

The approved plans depict 3 office/warehouse buildings along the southern portion of the site. The western 2 buildings are both set back 20 feet from the south property line and 73.5 feet from the north property line. The westernmost building is also set back 49.5 feet from the western property line along Pecos Road. Along the east side of the site, the easternmost building is set back 20 feet from the south property line along Alto Avenue, 55 feet from the north property line, which is adjacent to the residential development, and 62 feet from the eastern property line along Clifford Street.

Access to the site is provided by driveways on Alto Avenue. Per conditions of approval under ZC-21-0534, Pecos Road access will be gated and used only as emergency access, and an

ingress/egress driveway will be installed on Clifford Street with a configuration to be coordinated with and approved by the Department of Public Works. Parking spaces are located on the north side of the site. Trash enclosures are located on the north sides of the buildings, and the trash enclosures are all set back at least 50 feet from the residential development to the north.

Landscaping

The approved plans depict a 15 foot wide landscape area adjacent to an existing attached sidewalk along Alto Avenue, a 15 foot wide landscape area adjacent to an existing attached sidewalk along Pecos Road, and a 10 foot wide landscape area adjacent to a proposed attached sidewalk along Clifford Street. There is a 9 foot wide landscape area with a 10 foot high wall (8 foot wall with 2 feet of wrought iron) along the northern property line adjacent to existing residential use with a double row of trees. Interior parking lot trees are distributed throughout the site. Parking lot landscaping complies with Figure 30.64-14.

Elevations

The buildings are single story, 26 foot high with parapet walls around the roofline. The facade of the buildings includes CMU split-faced block, metal awnings, aluminum storefront windows and doors, and roll-up doors on the east and west sides of the buildings.

Floor Plans

There are 3 buildings with a total area of 17,330. Two of the buildings are divided into 2 tenant spaces, which create a total of 5 tenant spaces on the site. Each tenant space consists of an office area, restroom, and warehouse area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0534:

Current Planning

- Resolution of intent to complete in 3 years;
- Install 8 foot perimeter block wall with no wrought iron on top of block wall per plans;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Apply and maintain a graffiti resistant clear coating to the perimeter walls and building facades that face Pecos Road, Alto Avenue, and Clifford Street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Pecos Road access to be gated and used only as emergency access;
- An ingress/egress driveway will be installed on Clifford Street with a configuration to be coordinated with and approved by the Department of Public Works – Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Clifford Street.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code.

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 #0378-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant states they have filed for building permits and are awaiting financing. The applicant anticipates the construction to take approximately 12 months to complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0534	Zone change and design review for office/warehouse buildings with a vehicle body shop	Approved by BCC	February 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 & RM18	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Business Employment	RS5.2	Single-family residential
West	City of North Las Vegas	C-3	Broad Acres Swap Meet

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that numerous building permits have been issued. Additionally, a traffic study, a drainage study, and off-sites permits have been issued by Public Works. This is also the first request for an extension of time. Therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 2, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KATRIINA PRUETT
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-18-203-006

PROPERTY ADDRESS/ CROSS STREETS: 2808 N. Pecos Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-21-0534.

PROPERTY OWNER INFORMATION

NAME: Diamond Alto LLC
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: rgallegos@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: kpruett@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos c/o D.C. Petersen Professional Consultants
 ADDRESS: 5052 S. Jones Blvd # 165
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799
 TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.com

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*	<u>Darren C. Petersen, Manager</u> Property Owner (Print)	<u>1/22/2025</u> Date
---------------------------------	--	--------------------------

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) <u>ET-25-400018</u>	ACCEPTED BY <u>MY</u>	
PC MEETING DATE _____	DATE <u>1/29/25</u>	
BCC MEETING DATE <u>4/2/25</u>	FEES <u>\$800</u>	ET-25-400018
TAB/CAC LOCATION <u>SUNRISE MANOR</u>	DATE <u>3/13/25</u>	MY 1/29/25

PLANNED COPY

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393

DC Petersen
PROFESSIONAL CONSULTANTS

January 22nd, 2025

Clark County Current Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Attn: Senior Planner

Re: **Diamond Alto**
APN: 140-18-203-006
1st Extension of Time for ZC-21-0534

Dear Staff,

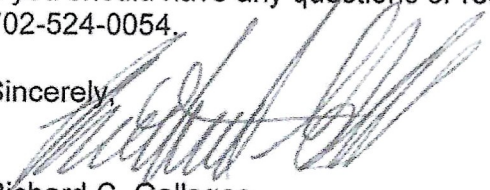
We respectfully request an additional 2 years to complete construction. We have pulled building permits and expect to have financing completed in the next 4 months to begin construction. We anticipate construction to take approximately 12 months.

Summary:

1. The proposed development is compatible with existing development in the area.
2. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
3. Building and landscape materials are appropriate for the area and for the County.
4. Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
5. Appropriate measures are taken to secure and protect public health, safety, and general welfare; and
6. FAA and other additional requirements and standards if required will be complied with.

If you should have any questions or require additional information, please contact me at 702-524-0054.

Sincerely,


Richard C. Gallegos
Project Director

ET-25-400018

MY

1/29/25

PLANNING
COMMISSION

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0127-RODRIGUEZ NATIVIDAD CANO:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) buffering and screening; 3) modify residential adjacency standards; 4) reduce the front setback for a trash enclosure; and 5) waive full off-site improvements.

DESIGN REVIEWS for the following: 1) outdoor storage (commercial vehicles); and 2) alternative landscape plan on 1.39 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the west side of Lincoln Road, 120 feet north of Cartier Avenue within Sunrise Manor. WM/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-18-710-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of street shrubs along Lincoln Road to zero shrubs where 18 shrubs are required per Section 30.04.01D (a 100% reduction).
2. Allow a 6 foot high mesh screened chain-link fence where buffering and screening requires an 8 foot high decorative screen wall along the north, west, and south property lines per Section 30.04.02C (a 25% reduction).
3. a. Allow outdoor storage as a primary use where not permitted per Section 30.04.06E.
b. Allow a 40 foot setback for a trash enclosure where areas containing outdoor garbage or recycling containers shall not be within 50 feet of an adjacent residential district per Section 30.04.06K.
4. Reduce the front setback for a trash enclosure to 15 feet where 20 feet is required per Section 30.02.18 (a 25% reduction).
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where off-site improvements are required per Section 30.04.08C.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 1.39
- Project Type: Outdoor storage (commercial vehicles)
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 80
- Parking Required/Provided: 1/59

Site Plan

The plan depicts a 1.39 acre lot with access from Lincoln Road on the east side of the property. An 8 foot high perimeter chain-link fence is proposed on all 4 sides of the property with gated access 50 feet from the east property line. Fifty-six parking spaces are located along the north, west, and south property lines for storage of commercial vehicles. Three parking spaces, including 2 accessible spaces are provided along the east property line for security and visitors. The central part of the property is open and approximately 120 feet by 216 feet in area.

Landscaping

The plan depicts a 15 foot wide landscape buffer along the north, west, and south property lines. An 8 foot high chain-link mesh screened fence is proposed on all 4 sides of the property, with the street side fence located 15 feet west of the east property line. All parking spaces are adjacent to 15 foot landscape areas. All street trees and buffer trees are provided with no shrubs proposed along the street, which is the subject of a waiver request in this application. Seventy-nine large weeping acacia trees are shown on all 4 sides of the property with a double row 20 feet on center along the north, west, and south property lines, and every 20 feet along the street frontage. An alternative landscape plan is requested as an additional landscape island is required within the row of parking spaces along the north and south property lines. Six additional medium size African Sumac trees are located on the perimeter of the property, in lieu of the required landscape islands.

Elevations

The plan depicts a corrugated steel storage unit measuring 11 feet in height with a vertical steel door facing south and window facing east.

Floor Plans

The storage unit measures 80 square feet in area and consists of an open floor plan.

Applicant's Justification

The applicant is proposing outside storage of box trucks being used daily for deliveries and stored overnight on the property. Parking will be located along the perimeter of the property, adjacent to required landscaping areas that are at least 15 feet wide. The parking lot will have an asphalt surface and striped for 56 commercial vehicle parking spaces, 1 accessible space, and 2 spaces for employees and visitors. A mesh screened chain-link fence is provided on the north, west, and south property lines, and 15 feet west of the east property line. A gated entrance is located on the east side of the property, 50 feet from the east property line. The gate will be open during business hours between 8:00 a.m. and 8:00 p.m. 7 days a week.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0330	Reclassified from R-2 to M-D zoning for future industrial development	Approved by PC	August 2022
WS-0135-02	Reduced width of a private street - expired	Approved by PC	March 2002
TM-0033-02	13 lot single family development - expired	Approved by PC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	RS20	Single-family residential
South	Business Employment	RS3.3	Singlefamily residential
East	Business Employment	IP	Distribution center & place of worship

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The applicant is proposing to park commercial delivery vehicles on a paved lot that is currently zoned industrial, without an indoor primary use. Panel vans, box trucks, and other delivery type vehicles are expected at the site. The hours of operation are 8:00 a.m. to 8:00 p.m. with gated access and security on-site. Parking vehicles within this time range would be compatible with the surrounding residential uses when considering noise concerns, and neighborhood traffic taking place mostly during daylight hours. Most school pedestrian traffic takes place before 8:00 a.m., which would avoid conflicts with the additional traffic in the morning, but not in the afternoon. The local elementary school is located less than 1,000 feet directly south of this property with school starting at 7:35 a.m. There are approximately 2 dozen homes north of this site that could have families with children walking past this site to access the school. This is a very small amount of pedestrian traffic for the additional traffic proposed with this use. Therefore, staff supports the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

There appears to be adequate space to plant shrubs either within the 15 foot landscape area shown on the plan, or within the expanded landscape areas at the northeast corner and southeast corner of the property. The landscape plan includes 6 additional trees above the required amount with 4 adjacent to the parking spaces, and 2 additional trees located in the street landscape area. However, staff finds this request is a self-imposed burden and recommends denial.

Waiver of Development Standards #2

The 6 foot mesh screened chain link fence is allowed in the location shown along Lincoln Road to screen outdoor storage from the street. The buffering and screening standards require an 8 foot decorative screen wall on the north, west, and south property lines to screen the outdoor storage and parking from adjacent residential uses. The mesh screening will not block all headlights from parking vehicles after sunset. The applicant went to the extra effort of obtaining signed approval from all adjacent property owners for the proposed use and screening; however, staff cannot support the waiver request and recommends denial.

Waiver of Development Standards #3a & #3b

This property is subject to the residential adjacency requirements that do not permit outdoor storage as a primary or accessory use when adjacent to RS district. The proposed storage of commercial vehicles would be a primary use on this property. The time limits and limitation of storage to commercial delivery vehicles (no semi-tractor trailers) does make the proposal better than general outdoor storage in industrial zones. While parking commercial vehicles with no primary use is outdoor storage, the type of use is supported in this location. Staff has no objection to this request; however, since staff is not supporting the remaining waivers of development standards, staff recommends denial of this request.

Staff typically does not support requests to reduce the setback for a trash enclosure to a residential use. However, the proposed trash enclosure is set back 54 feet from the closest point of the single-family residence to the north, in addition to being screened by a 15 foot wide landscape buffer with a double row of evergreen trees along the north property line. Staff does not object to this request; however, since staff is recommending denial of the other waiver requests associated with this application, staff recommends denial.

Waiver of Development Standards #4

The reduction to the front setback for the proposed trash enclosure is a self-imposed hardship. Staff finds the setback for the trash enclosure can be readjusted eliminating the need for this waiver request. Therefore, staff recommends denial.

Design Reviews

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

The proposed outdoor storage of commercial vehicles as a use is supportable and the type of delivery vehicles proposed would be compatible with neighborhood parking of individual delivery vans and smaller trucks. The proposed hours of operation are limited to reasonable hours and would not create a significant impact to traffic circulation in the surrounding area, or at the access point on Lincoln Road. The applicant is proposing an alternative landscape plan with this request. More specifically, 6 additional medium trees are dispersed around the perimeter of the site in lieu of providing the 2 additional landscape islands. Due to the totality of the waiver of development standards requests, staff cannot support these design reviews and recommends denial.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, there are existing off-site improvements to the east of the site along Lincoln Road. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permit; denial of waivers of development standards and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

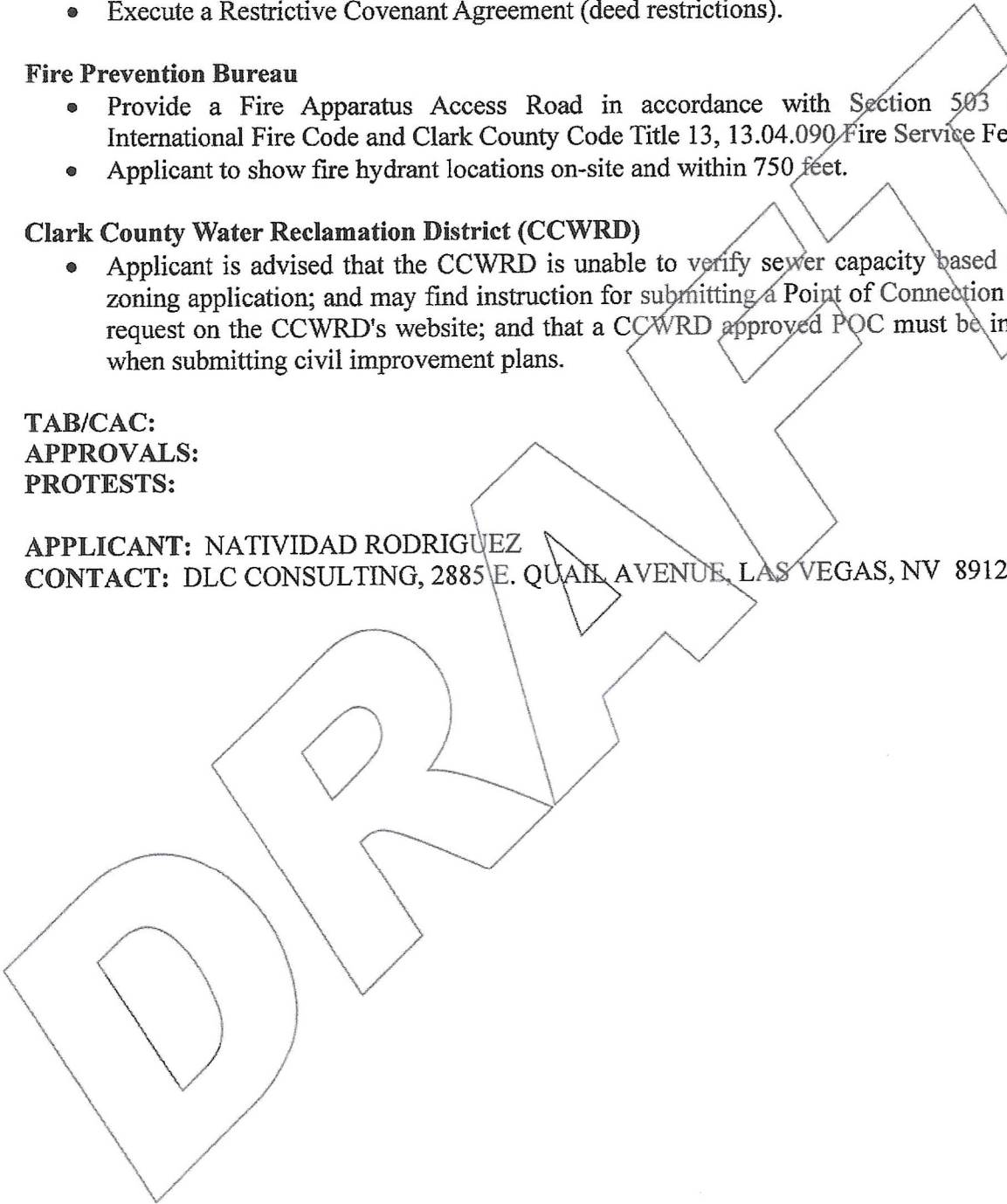
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NATIVIDAD RODRIGUEZ

CONTACT: DLC CONSULTING, 2885 E. QUAIL AVENUE, LAS VEGAS, NV 89120





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-18-710-040

PROPERTY ADDRESS/ CROSS STREETS: Lincoln Rd & Carter Ave

Overnight truck parking

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Rodriguez Natividad Cano
 ADDRESS: 2802 Don Juan Ct
 CITY: North Las Vegas STATE: NV ZIP CODE: 89030
 TELEPHONE: _____ CELL 702-423-4801 EMAIL: ntvcanordz@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rodriguez Natividad Cano
 ADDRESS: 2802 Don Juan Ct
 CITY: North Las Vegas STATE: NV ZIP CODE: 89030 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-423-4801 EMAIL: ntvcanordz@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Landon Christopherson
 ADDRESS: 2885 E Quail Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-521-7021 EMAIL: lchristopherson@novusvi.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

Natividad Cano
 Property Owner (Print)

10/28/24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC/WS/DR-25-0127

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 2-4-2025

BCC MEETING DATE 4-2-2025

FEES \$1,800

TAB/CAC LOCATION Sunrise Manor DATE 3-13-2025

APR-23-100963

October 28, 2024

Clark County
Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744

**Re: Lincoln Parking Lot and Office Trailer
APN 140-18-710-040**

We respectfully submit this application for a Use Permit & Design Review for the above mentioned project. The site is a 1.39 acre industrial parcel.

The owner is requesting a Design Review for Use Permit to allow a parking lot and security trailer on the property. The security trailer will be 8'x10' wide and 11' tall. We anticipate a guard will be on-site 24/7. The lot will be used for overnight box truck parking to be moved daily. The site will be paved with no lighting. The site will be asphalted as required by Air Quality. Access gate will swing, material to be chain-link. Gate will be open from 8AM-8PM 7 days a week for operating hours.

The first waiver being requested is full off-site improvements, which are curb/gutter, sidewalk, and streetlights (Except AC Paving) per Section 30.04.09C.1. There are currently no curb/gutter, sidewalk or streetlights on the West side of the street.

The second waiver being requested is for the detached sidewalks. Since we are waving curb/gutter, sidewalk and streetlights, as curb/gutter, and streetlights are installed, a detached sidewalk will be added per Section 30.04.08C.5.

The third waiver being requested is the shrubs on street landscaping per section 30.04.01D.8. Trees along the streetscape and a double row of evergreen trees will be added along the residential zoned property per Section 30.04.02C.2. and once curb/gutter, sidewalk, and streetlights are installed, shrubs will follow. A 15-foot landscape buffer is provided along the right of way as per section 30.04.02C.1., therefore, an alternative landscape plan is required.

The fourth waiver being requested is the 8' decorative screen wall per section 30.04.02C.1. The property will be secured by a 6' fence in the interim. It is just an interim condition. Decorative wall will be done at the time of full off site improvements.

The fifth waiver being requested is no lighting on sight per Section 30.04.07B . On site lighting is not required as we will have security on site.

The sixth waiver being requested is for residential adjacency per Section 30.04.06E.1.ii. We are providing dense landscaping adjacent to the residential. This is however a parking lot and not for material storage.

**PLANNER
COPY**

Please feel free to contact me if you have any questions and/or concerns.

Respectfully Submitted,

Landon Christopherson, P.E