



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

March 16, 2023

6:30pm

AGENDA

Note:

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

Board/Council Members: Harry William, Chair
 Sondra Cosgrove, Vice-Chair
 Paul Thomas, Member
 Earl Barbeau, Member

Stephanie Jordan, Member

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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 March 2, 2023. (For possible action)
- IV. Approval of the Agenda for March 16, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning
03/22/23 BCC

- 1. **WS-22-0147-LV JUDSON, LP:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduce departure distance; and **3)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)**03/22/23**

04/04/23 PC

- 2. **UC-23-0055-DELACRUZ, JORGE L. & MARIA J.:**
USE PERMITS for the following: **1)** increase the area of a proposed accessory structure; **2)** allow an accessory structure not architecturally compatible with the principal building; and **3)** waive applicable design standards in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone. Generally located on the south side of Carey Avenue, 500 feet east of Nellis Boulevard within Sunrise Manor. MK/md/syp (For possible action)**04/04/23 PC**

- 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 30, 2023.

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



Sunrise Manor Town Advisory Board

March 2, 2023

MINUTES

Board Members: Earl Barbeau – Member – PRESENT Stephanie Jordan –Member-PRESENT
Paul Thomas-Member-PRESENT Sondra Cosgrove-Member-PRESENT
Harry Williams-Member- PRESENT Hunter White-Planning

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

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

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

II. Public Comment: None

III. Approval of the February 16, 2023 Minutes

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

IV. Approval of Agenda for March 2, 2023

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

V. Informational Items: None

VI. **Planning & Zoning**

03/08/23 BCC

1. **ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:**
ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.
WAIVER OF DEVELOPMENT STANDARDS for landscaping.
DESIGN REVIEWS for the following: 1) warehouse facility; and 2) finished grade. Generally located on the south side of Las Vegas Boulevard North and approximately 550-feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)03/08/23 BCC
Moved by: Mr. Williams
Action: Approved per staff recommendations
Vote: 5-0/unanimous

03/21/23 PC

2. **NZC-23-0015-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-T (Manufactured Home Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) allow access to a local street; 3) allow modified driveway design standards; and 4) allow modified street standards.
DESIGN REVIEW for a proposed multiple family development. Generally located on the north side of Tonopah Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/md/syp (For possible action)03/21/23 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
3. **PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 2.1 acres. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor. MK/gtb (For possible action)03/21/23PC
Moved by: Mr. Thomas
Action: Denied
Vote: 5-0/unanimous
4. **ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
ZONE CHANGE to reclassify 2.1 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone. Generally located on the north side of Industry Center Drive and the east side of Industry Park Court (alignment) within Sunrise Manor (description on file). MK/rk/syp (For possible action)03/21/23 PC
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 5-0/unanimous
5. **WS-23-0024-DEPAUL HOLDINGS:**
WAIVER OF DEVELOPMENT STANDARDS to increase height for a detached accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pasadena Boulevard, 490 feet south of Lake Mead Boulevard within Sunrise Manor. MK/sd/syp (For possible action)03/21/23 PC
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 4-1

03/22/23 BCC

6. **VS-23-0009-RA PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Cecile Avenue, and between Lamb Boulevard and Abels Lane within Sunrise Manor (description on file). MK/al/syp (For possible action)03/22/23 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous

7. **WS-23-0008-RA PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) a distribution and warehouse facility; 2) alternative parking lot landscaping; and 3) finished grade on 7.1 acres in an M-1 (Light Manufacturing) (AE-75, AE-80 & APZ-2) Zone. Generally located on the south side of Cheyenne Avenue and the east side of Lamb Boulevard within Sunrise Manor. MK/al/syp (For possible action) **03/22/23 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/unanimous
8. **WS-23-0022-MONTES JOSE ISAEL:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a future single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/al/syp (For possible action) **03/22/23 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff conditions
Vote: 5-0/unanimous
9. **WS-23-0035-RG NELLIS NV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) increase building height.
DESIGN REVIEW for finished grade on 6.2 acres in conjunction with an approved distribution center in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/syp (For possible action) **03/22/23 BCC**
Moved by: Ms. Jordan
Action: Approved per staff recommendations
Vote: 5-0/unanimous
- VII. General Business:None
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be March 16, 2023
- X. Adjournment
The meeting was adjourned at 7:48pm

03/22/23 BCC AGENDA SHEET

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

UPDATE
LAMB BLVD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0147-LV JUDSON, LP:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduce departure distance; and **3)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-19-504-010 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth along Lamb Boulevard to **13 feet (previously notified as 64 feet 3 inches)** where 75 feet is the standard per Uniform Standard Drawing 222.1 (**an 83% reduction where 15% was previously notified**).
- b. Reduce the throat depth along Judson Avenue to **20 feet (previously notified as 10 feet 2 inches)** where 75 feet is the standard per Uniform Standard Drawing 222.1 (**a 73% reduction where 88% was previously notified**).
2. Reduce the departure distance along Judson Avenue to **171 feet (previously notified as 173 feet)** where 190 feet is required per Uniform Standard Drawing 222.1 (**a 10% reduction where 11% was previously notified**).
3. Waive full off-site improvements along Moonlite Drive (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to **72 inches (previously notified as 51.6 inches)** where a maximum of 36 inches is the standard per Section 30.32.040 (**a 100% increase where 42% was previously notified**).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3 (portion)
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): **31 (previously 35)**
- Square Feet: **118,924 (previously 128,228)**
- Parking Required/Provided: **178/178 (previously 192/198)**

Site Plans

The plans depict a proposed office/warehouse facility with 2 separate building totaling 118,924 square feet on 9.3 acres in an M-D zone located at the northwest corner of Lamb Boulevard and Judson Avenue. The buildings are located within the center portion of the parcel with a drive aisle along the north, south, east, and west sides of the property and an east/west drive aisle separating the 2 buildings. One row of parking on both sides of the drive aisle is located to the east of the buildings, and 1 row of parking is located north, south, and west of the buildings. Review of the plans show a split zoning for this parcel, with the western portion currently zoned R-E (Rural Estates Residential). The proposed warehouse facility will only be located on that portion zoned M-D. **The plans do depict the roll-up doors in the back of the buildings, facing west, and cannot be seen from the street. Two access points are shown along Lamb Boulevard and one right in/right out turn is located on Judson Avenue.**

A 10 foot high CMU block wall will be constructed 130 feet from the western property line, internal to the project site, to aide in screening the on-site activities from view of the residences.

Landscaping

Landscaping is shown along the perimeter of the parcel at a 15-foot width along Judson Avenue and Lamb Boulevard, and a 10-foot-wide landscape area along the western property line with trees being planted at 30 feet on center. In addition, landscape islands are provided every 6 spaces within the parking areas. Landscaping includes shrubs, trees, and groundcover.

Elevations

The plans depict a warehouse office facility at a height of 31 feet with exterior materials **being of painted concrete and large decorative windows. The roll-up doors are situated in the back of the buildings, facing west, and cannot be seen from the street.**

Floor Plans

The plans depict an open floor plan for storage and warehouse uses with a utility room and supporting office space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a new office/warehouse facility will be a valued amenity for the area as this type of use helps in bringing about employment opportunities. Also, there are various zoning categories in the immediate area, including other C-2 and M-D zones. The applicant states that portion of the property currently zoned R-E will not be part of this project and will remain undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1461-07 (WC-0097-08)	Waiver of conditions for cross-access and easement	Approved by PC	May 2008
DR-1461-07	Equipment rental facility	Approved by PC	January 2008
WS-0165-06	Waived off-site improvements for residential development and waived conditions of a zone change for full off-sites	Approved by BCC	April 2006
ZC-1840-05	Reclassified from R-E to M-D zoning with a design review	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	C-1 & R-E	Single family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	R-E	Single family residential & undeveloped
East	Business Employment	R-4	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Design Review #1

Staff finds the proposed office/warehouse facility incorporates and utilizes architectural treatments on all sides of the buildings to eliminate blank exterior elevations. **In addition, the applicant stated the roll-up doors face away from the street and are not in view from the right-of-way. The buildings were also decreased in height to 31 feet from the original 35 feet in height. However, the increase in finished grade potentially off-sets the reduction in building height and now the roll-up overhead doors face residential which staff typically does not support. Additionally, Public Works has recommended denial of the proposed waivers. Therefore, for these reasons, staff cannot support the design review as proposed.**

Public Works - Development Review

Waiver of Development Standards #1a

Staff finds the request to reduce the throat depth for both driveways on Lamb Boulevard to be excessive and dangerous. Drivers will encounter immediate conflicts with parking spaces, cross traffic, and a mixture of trucks and cars using the same driveways, increasing the potential for collisions.

Waiver of Development Standards #1b

Although staff has no practical problem with the throat depth on Judson Avenue due to extra landscape planters separating ingress vehicles from parking spaces, drivers will still encounter conflicts with cross traffic. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the **Judson Avenue** commercial driveway. Although the approach distance does not comply with the minimum standards, staff worked with the applicant on the location **and design to ensure that access to Judson Avenue is limited to right-in/left-out only. However, since staff cannot support the rest of this application, staff recommends denial of this request.**

Waiver of Development Standards #3

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. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Design Review #2

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

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements for Lamb Boulevard and Judson Avenue;
- Right-of-way dedication to include 30 feet for Moonlite Drive and associated spandrel;
- **Driveway on Judson Avenue to be limited to right-in/left-out only;**
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval of waivers of development standards #1, #2, and #3 (streetlights), and the design reviews; denial of waiver of development standards #3 (curb, gutter, sidewalks, and partial paving).

APPROVALS:

PROTESTS: 70 cards

COUNTY COMMISSION ACTION: May 4, 2022 – HELD – To 05/18/22 – per the applicant.

COUNTY COMMISSION ACTION: May 18, 2022 – HELD – To 06/22/22 – per the applicant.

COUNTY COMMISSION ACTION: June 22, 2022 – HELD – To 08/03/22 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: August 3, 2022 – HELD – To 08/17/22 – per the applicant.

COUNTY COMMISSION ACTION: August 17, 2022 – HELD – To 09/21/22 – per the applicant.

COUNTY COMMISSION ACTION: September 21, 2022 – HELD – To 10/19/22 – per the applicant.

COUNTY COMMISSION ACTION: October 19, 2022 – HELD – To 11/16/22 – per the applicant.

COUNTY COMMISSION ACTION: November 16, 2022 – HELD – To 12/21/22 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: December 21, 2022 – HELD – To 01/04/23 – per the applicant.

COUNTY COMMISSION ACTION: January 4, 2023 – HELD – To 02/08/23 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: February 8, 2023 – HELD – to 02/22/23 – per the applicant.

COUNTY COMMISSION ACTION: February 22, 2023 – HELD – To 03/22/23 – per the applicant.

APPLICANT: MARK STEARNS

CONTACT: MATTHEW WEINMAN, MARTIN-HARRIS CONSTRUCTION, 3030 S. HIGHLAND DR., LAS VEGAS, NV 89109

04/04/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0055-DELACRUZ, JORGE L. & MARIA J.:

USE PERMITS for the following: 1) increase the area of a proposed accessory structure; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive applicable design standards in conjunction with an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone.

Generally located on the south side of Carey Avenue, 500 feet east of Nellis Boulevard within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-101-003

USE PERMITS:

1. Increase the area of a proposed accessory structure to 1,548 square feet where an accessory structure with a maximum area of 669 square feet (50% of the footprint of the principal building) is permitted per Table 30.44-1 (a 131.4% increase).
2. Allow metal accessory structures where required to be architecturally compatible with the principal building per Table 30.44-1.
3. Waive all applicable design standards including non-decorative metal siding and non-decorative metal roof for accessory structures where required per Table 30.56-2A.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5189 Carey Avenue
- Site Acreage: 0.4
- Project Type: Accessory structure (recreational vehicle garage)
- Number of Stories: 1
- Building Height (feet): 16.5
- Square Feet: 1,548

Site Plan

The plans depict a proposed 1 story accessory structure, recreational vehicle garage, in conjunction with an existing 1 story single family residence located on a lot consisting of 0.4 acres. The existing single family residence has the following setbacks: 1) 38 feet from the north property line adjacent to Carey Avenue; 2) 14 feet from the west property line; 3) 46 feet from the east property line; and 4) 72 feet from the south property line. The proposed accessory structure is set back as follows: 1) 110 feet from the north property line; 2) 5 feet from the east and south property lines; and 3) 58 feet from the west property line. The proposed accessory structure is located at the southeast corner of the parcel. An existing shade structure, located 15 feet to the west of the proposed garage, will be demolished and removed from the subject property. Access to the site is granted via a proposed circular driveway along Carey Avenue.

Landscaping

Landscaping is not proposed or required with this request.

Elevations

The elevations depict a 1 story, 16.5 foot high, metal structure with a pitched metal roof. Three overhead roll-up doors are located on the south side of the garage, oriented towards Carey Avenue. The existing 1 story single family residence consists of asphalt shingles with exterior wood siding.

Floor Plans

The plans depict an accessory structure with an open floor plan measuring 1,548 square feet in area.

Applicant's Justification

The applicant states the proposed accessory structure, recreational vehicle garage, will be utilized to store personal belongings including a recreational vehicle, trailer, and boat. The existing shade structure to the west of the recreational vehicle garage will be demolished and removed from the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Undeveloped
South	Business Employment	R-E	Undeveloped
East	Business Employment	R-E	Single family residential
West	Business Employment	M-1	Warehouse buildings with outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The accessory structure should not have an adverse impact on the metal warehouse buildings and the existing single family residence to the west and east, respectively, as it meets the minimum setback requirements. The height of the proposed accessory structure is compatible with the surrounding industrial and residential buildings. Therefore, staff recommends approval of these requests with a condition to paint the accessory structure to match the single family residence.

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

- Paint the accessory structure to match the existing single family residence;
- A demolition permit, if necessary, for the existing shade structure to be issued prior to or concurrently with the building permit for the recreational vehicle garage.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and Construction Management and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for Carey Avenue project;
- 90 days to record required right-of-way dedications and any corresponding easements for Carey Avenue project.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JORGE DE LA CRUZ

CONTACT: JORGE DE LA CRUZ, J & J MACHINE SHOP, 3535 N. NELLIS BLVD., UNIT #5, LAS VEGAS, NV 89115

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0055</u> DATE FILED: <u>2/7/23</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>3/16/23</u> PC MEETING DATE: <u>4/4/23 @ 7:00 PM</u> @ <u>5:30 PM</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675.⁰⁰</u>
	PROPERTY OWNER NAME: <u>Jorge De La Cruz</u> ADDRESS: <u>4848 Nettie ave</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89110</u> TELEPHONE: <u>702-497-7570</u> CELL: <u>702-497-7570</u> E-MAIL: <u>jimachineshop50@yahoo.com</u>
	APPLICANT NAME: <u>Jorge De La Cruz</u> ADDRESS: <u>5189 e carey ave</u> CITY: <u>las vegas</u> STATE: <u>nv</u> ZIP: <u>89156</u> TELEPHONE: <u>702-497-7570</u> CELL: <u>702-497-7570</u> E-MAIL: <u>jimachineshop50@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-101-003

PROPERTY ADDRESS and/or CROSS STREETS: 5189 E Carey ave

PROJECT DESCRIPTION: rv garage

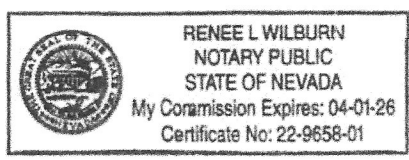
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Jorge De La Cruz Jorge De La Cruz
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 16, 2022 (DATE)

By Renee L Wilburn
 NOTARY PUBLIC: Renee L Wilburn



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

Justification Letter

Jorge De La Cruz would like to construct a 1548 square foot, 16.5 foot high accessory structure (RV Garage) to store my RV, trailer, boat and personal belongings.

Special use requests increase the area of a proposed accessory structure to 1548 square feet where an accessory structure with a maximum area of 669 square feet is permitted, increase the cumulative area of all accessory structures to 1548 square feet where a maximum cumulative area of 1338 square feet is permitted, allow a metal accessory structures where required to be architecturally compatible with the principal building, waive all applicable design standards, including non-decorative metal siding and non-decorative metal roof, for an accessory structure. Also upon approval of special use permit the existing shed structure will be demolished and removed from the subject property thank you

X Jorge De La Cruz

PLANNER
COPY