



# Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

April 14, 2022

6:30pm

## AGENDA

**Note:**

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

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

Secretary: Jill Leiva, 702-334-6892, [jillniko@hotmail.com](mailto: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](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covinton@clarkcountynv.gov](mailto:William.covinton@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto:manora@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for March 10, 2022. (For possible action)
- IV. Approval of the Agenda for April 14, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

## VI. Planning and Zoning

04/19/22 PC

- 1. **UC-22-0041-LERMA HERMELINDA R:**  
**HOLDOVER USE PERMITS** for the following: **1)** allow accessory structures not architecturally compatible with the principal structure; **2)** allow alternative design standards; and **3)** allow the area for all accessory buildings to exceed the area of the principal dwelling.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** building separation; and **3)** allow modified private residential driveway design on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Meikle Lane and Christy Lane within Sunrise Manor. MK/sd/ja (For possible action) **04/19/22PC**

- 2. **UC-22-0124-ALVAREZ LAURENCIO:**  
**USE PERMITS** for the following: **1)** allow agricultural – livestock, large not in Community District 5; **2)** allow a non-decorative roof; and **3)** increase the square footage of accessory buildings in conjunction with a principal structure.  
**DESIGN REVIEW** for an accessory agricultural building on 0.7 acres in an R-T (manufactured home) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jvm/jo (For possible action) **04/19/22PC**

- 3. **WS-22-0080-MCCALL DEBRA L:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/sd/syp (For possible action) **04/19/22PC**

04/20/22 BCC

- 4. **ET-22-400025 (UC-19-0988)-NEW ANTIOCH CHRISTIAN FELLOWSHIP:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.  
**DESIGN REVIEW** for a place of worship on a portion of 6.3 acres in an R-E (Rural Estates Residential) Zone. Generally located 150 feet south of Owens Avenue and the east side of Radwick Drive within Sunrise Manor. TS/bb/syp (For possible action) **04/20/22 BCC**

05/03/22 PC

- 5. **UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:**  
**USE PERMIT** to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action) **05/03/22 PC**



6. **WS-22-0100-ESQUEDA HECTOR & SOLIS REBECA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located south of Monroe Avenue and west of Radwick Drive within Sunrise Manor. TS/jgh/syp (For possible action) **05/03/22 PC**  
  
**05/04/22 BCC**
  
7. **UC-22-0086-COPART ARIZONA, INC:**  
**USE PERMIT** to allow an area used for storing motor vehicles to be unpaved.  
**DESIGN REVIEW** for an outside storage facility on 10.4 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone. Generally located on the north side of Alto Avenue and the east side of Bledsoe Lane (alignment) within Sunrise Manor. MK/jt/jo (For possible action) **05/04/22 BCC**
  
8. **WS-22-0147-LV JUDSON, LP:**  
**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) **05/04/22 BCC**

VII. General Business: None

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

IX. Next Meeting Date: April 28, 2022.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

March 10, 2022

### MINUTES

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Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – PRESENT  
Max Carter- PRESENT  
Earl Barbeau – EXCUSED Planning- Rob Kaminski

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
County Liaison: Beatriz Martinez

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions  
The meeting was called to order at 6:30 p.m.
- II. Public Comment: None
- III. Approval of February 24, 2022 Minutes  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 3-0/ Unanimous**
- IV. Approval of Agenda for March 10, 2022  
**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 3-0/Unanimous**
- V. Informational Items: None

## VI. Planning & Zoning

03/16/22 BCC

1.

**UC-22-0033-INTERAGRO, INC.:**

**AMENDED USE PERMIT** for a school.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced landscaping; **2)** for a temporary membrane structure; **3)** drive aisle width; **4)** throat depth (no longer needed); and **5)** driveway width.

**DESIGN REVIEW** for a school on 2.3 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the north side of Las Vegas Boulevard North and the east side of Pecos Road within Sunrise Manor. MK/nr/jo (For possible action) **03/16/22 BCC**

**Moved by: Mr. Carter**

**Action: Approved**

**Vote: 3-0/Unanimous**

04/06/22 BCC

2.

**UC-22-0059-SIROONIAN, CHARLES, & MARQUARDT LAND CO, LLC, ET AL:**

**USE PERMITS** for the following: **1)** salvage yard; and **2)** recycling center.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback of a vehicle dismantling yard from a non-industrial use; **2)** reduce the setback of a salvage yard from a non-industrial use; **3)** reduce the setback of a recycling center from a non-industrial use; **4)** eliminate required parking; and **5)** alternative paving.

**DESIGN REVIEW** for a salvage yard, recycling center, and vehicle dismantling yard on 17.0 acres in an M-2 (Industrial) Zone. Generally located on the northwest corner of Hammer Lane and Auto Street within the Sunrise Manor land use planning area. MK/jor/jo (For possible action) **04/06/22 BCC**

**Moved by: Mr. Thomas**

**Action: Approved Use Permit, Design Review & Waivers 1, 2, 3 & 5. Denied Waiver #4**

**Vote: 3-0/Unanimous**

VII. General Business: None

VIII. Public Comment: A neighbor expressed concern about street racing in Sunrise Manor & about a future Metro Substation.

IX. Next Meeting Date: The next regular meeting will be March 31, 2022

X. Adjournment

The meeting was adjourned at 7:03pm

04/19/22 PC AGENDA SHEET

ACCESSORY STRUCTURES  
(TITLE 30)

UPDATE  
MEIKLE LN/CHRISTY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0041-LERMA HERMELINDA R:

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

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

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

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RELATED INFORMATION:

**APN:**

140-21-711-007

**USE PERMITS:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

## **LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### General Summary

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

#### Site Plans

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

#### Landscaping

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

#### Elevations

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

#### Floor Plans

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

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

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

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

#### **Surrounding Land Use**

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

#### **Clark County Public Response Office (CCPRO)**

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

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

##### Use Permit

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

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

##### Waivers of Development Standards

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

#### Waiver of Development Standards #1

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

#### Waiver of Development Standards #2

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

#### **Public Works - Development Review**

##### Waiver of Development Standards #3

Staff cannot support the applicant's request to reduce the distance from the point of curve to the driveway since Christy Lane is designated as an 80 foot wide collector street on the Transportation Element. As a collector street that is designed to handle a high volume of traffic, it is important that private improvements comply with minimum standards to reduce the frequency of both pedestrian and vehicular collisions. Additionally, the subject site is required to dedicate additional right-of-way for Christy Lane in order to comply with the Transportation Element. The minimum required half street dedication for an 80 foot wide street is 40 feet; only 30 feet has been dedicated from the subject parcel. The requirement to dedicate the additional right-of-way will be a condition of approval. Once that right-of-way is dedicated, many of the existing improvements on the site will be within the right-of-way, necessitating their removal. Due to the fact that Christy Lane is a collector street and due to the myriad issues that will result from the additional right-of-way dedication, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- 1 year to complete the building permit and inspection process for the conex boxes and all accessory structures with any extension of time to be a public hearing;
- Paint the accessory structures to match the principal residence.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit or approval; 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**

- Right-of-way dedication to include an additional 10 feet for Christy Lane and the associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**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: 1 card, 1 letter**

**PLANNING COMMISSION ACTION:** March 15, 2022 – HELD – To 04/19/22 – per the applicant.

**APPLICANT:** HERMELINDA LERMA

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

04/19/22 PC AGENDA SHEET

ACCESSORY AGRICULTURAL STRUCTURES  
(TITLE 30)

GATEWAY RD/TONOPAH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0124-ALVAREZ LAURENCIO:

USE PERMITS for the following: 1) allow agricultural – livestock, large not in Community District 5; 2) allow a non-decorative roof; and 3) increase the square footage of accessory buildings in conjunction with a principal structure.

DESIGN REVIEW for an accessory agricultural building on 0.7 acres in an R-T (manufactured home) Zone.

Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jvm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

140-19-802-003

**USE PERMITS:**

1. allow agricultural – livestock, large not in Community District 5.
2. allow a non-decorative roof.
3. Allow 4,074 square feet of accessory agricultural structures where 2,400 square feet is the maximum allowed per Table 30.44-1 (a 70% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1760 Gateway Road
- Site Acreage: 0.7
- Project Type: Accessory agricultural structures
- Building Height (feet): up to 16
- Square Feet: 4,074

History & Request

Staff review of aerial photographs of the site indicate a portion of the existing accessory structure was constructed prior to 1990. Additions to the building were added between the spring of 2017

and summer of 2018 without building permits. Manufactured homes have been located on different portions of the site over the years. The current owner purchased the property in September 2018. The purpose of this request is to allow the applicant to have 4 horses stabled on the property for personal use. The 4 horses are allowed on the 30,052 square foot property zoned R-T not within Community District 5 with a use permit. The applicant is also requesting approval of the existing structure. The applicant indicates the horses kept on the property will belong to him.

Site Plan

The plans depict an existing, approximate 3,397 square foot accessory building centrally located on the southern portion of the site with 4 horse stalls located on the east side of the building. Portions of the horse stalls are covered and meet the minimum area required by Code. The site has access to Gateway Road. There is an existing 6 foot high wall along the east property line and along the south property line. The wall along the south property line and the accessory agricultural building are set back 5 feet from the south property line. An existing wire fence is located along the north property line and an existing 3 foot wall with 3 foot high wooden slats is located along the western property line adjacent to Gateway Road.

Landscaping

There are existing trees in the southwest corner of the site, along Gateway Road, and along the majority of the north property line.

Elevations

The existing accessory structure is between 9 feet and 16 feet in height with a flat roof of corrugated metal, CMU block wall, and corrugated metal panels.

Floor Plans

The plans depict an existing, approximate 3397 square foot accessory building with a feed storage room, tack room, hay storage, storage rooms, and other accessory uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the property is zoned R-T and previously had 4 horses on the property. In addition, there are 4 horse corrals existing on the property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0675	Reclassified from R-T to R-E zoning with a use permit for a residential boarding stable	Withdrawn by BCC	October 2019
UC-0587-10	Place of worship	Withdrawn by BCC	October 2011
ZC-1083-00	Reclassified per Title 30 from T-C to R-T zoning	Approved by BCC	September 2000

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-intensity residential suburban (up to 8 du/ac)	R-T	Single family residential
East	Mid-intensity residential suburban (up to 8 du/ac)	R-2	Single family residential
West	Mid-intensity residential suburban (up to 8 du/ac)	RUD	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

##### Use Permits

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

Staff is concerned about the compatibility with the adjacent single family residential developments to the east in an R-2 zone and the existing manufactured home park to the west in an RUD zone. The R-2 and RUD zones are established to provide for the development of compact single family residential uses and to prohibit the development of incompatible uses detrimental to the residential environment. The current zone of R-T is compatible with the surrounding developments and would allow for residential use of the property in a manner that is appropriate within said zone and the surrounding approved and existing uses in the area. Therefore, staff cannot support these requests. The proposed requests with the various conditions being waived are not compatible with the proposed land uses in this area and conflict with the requirement that site designs be compatible with adjacent land uses and off-site circulation patterns.

##### Design Review

The additions to the existing accessory structure were constructed without permits and are not compatible with the existing and proposed uses in the area. Furthermore, approval of this request is contingent upon approval of the use permits which staff cannot support. Therefore, staff cannot support this request.

#### Staff Recommendation

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if there has been no substantial work towards completion within the time specified .

**Public Works - Development Review**

- Right-of-way dedication to include 5 additional feet for Gateway Road.

**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: ALVAREZ LAURENCIO**

**CONTACT: GMRA, 6325 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118**

04/19/22 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

ABARTH ST/SAHARA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0080-MCCALL DEBRA L:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
161-04-810-026

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the side yard setback for an accessory structure to 3 feet, 10 inches where 5 feet is required per Table 30.40-2 (a 24% decrease).
  - b. Reduce the rear yard setback for an accessory structure to 3 feet, 11 inches where 5 feet is required per Table 30.40-2 (a 22% reduction).
  - c. Reduce the setback to a right-of-way to 3 feet, 11 inches where 10 feet is required per Table 30.56-030 (a 60% reduction).
2. Reduce the required separation between a proposed accessory structure and the patio cover to zero feet where 6 feet is the standard per Table 30.40-2 (a 100% reduction).

**LAND USE PLAN:**  
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5475 Consul Avenue
- Site Acreage: 0.2
- Project Type: Accessory structure
- Building Height (feet): up to 14
- Square Feet: 2,170 (residence)/180 (accessory structure)/180 (patio cover #2)/884 (patio #1)

Site Plans

The plans depict an existing single family residence located along Consul Avenue with accessory structures, swimming pool, and patio covers. Access to the property is from Consul Avenue. The applicant has been cited by Clark County Public Response for setback violations and accessory structures constructed without permits.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an open patio cover attached to the main residence (patio #1), an enclosed accessory structure and an open attached patio cover (patio #2). The accessory structure that is attached to the main residence is approximately 7 feet in height with a solid panel roof and lattice trim. The accessory structure is constructed of aluminum wood panels with solid panel roof and lattice tubes and architectural enhancements, including window and a door on the eastern exterior. The patio cover (patio #2) that is attached to the accessory structure has a solid panel roof with lattice columns and flat roof line.

Floor Plans

The plans depict a floor plan for the accessory structure with bedroom and closet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the accessory building and the patio cover at the south side of the property, was built around 20 years ago. In addition, the applicant understands that a permit for these improvements needs to be obtained but is requesting to waive the standard condition of 5 foot setbacks from property lines. The zoning codes when the structure was built allowed any structure to be built 3 feet away from the property line, hence the eaves of both the accessory building and aluminum wood patio cover attached to the south side, complied to zoning codes when built. For this reason, the applicant is requesting for these conditions to be waived, especially since these improvements will in no way harm or disrupt the public nor any of the neighbors.

Surrounding Land Use

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

**Clark County Public Response Office (CCPRO)**

There is an active Public Response Office case at this property for setback violations (CE20-11570).



## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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.

Staff reviews waivers of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and help to moderate visual impacts and possible safety issues.

The proposed reductions in setbacks and subsequent reduction in building separation are a self-imposed hardship. Staff finds that the applicant has not provided justification as to why the waivers of development standards should be approved as the size of the parcel does not vary from those neighboring parcels within the immediate neighborhood. Although the accessory structure and patio covers will, in part, be architecturally compatible with the single family residence, the proposed encroachments and building separation are not in compliance with Code; therefore, staff cannot support the requests.

#### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not imply approval of any other county issued permit, license, or approval; 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEBRA MACCAL

**CONTACT:** DEBRA MACCAL, 5475 CONSUL AVE, LAS VEGAS, NV 89142

04/20/22 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

OWENS AVE/RADWICK DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400025 (UC-19-0988)-NEW ANTIOCH CHRISTIAN FELLOWSHIP:**

**USE PERMIT FIRST EXTENSION OF TIME** for a place of worship.

**WAIVER OF DEVELOPMENT STANDARDS** for increased building height.

**DESIGN REVIEW** for a place of worship on a portion of 6.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located 150 feet south of Owens Avenue and the east side of Radwick Drive within Sunrise Manor. TS/bb/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-26-103-006 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a place of worship to 40 feet where 35 feet is the standard (a 14% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 6.3 (portion)
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 17,680
- Parking Required/Provided: 177/178

Site Plans

The plans depict the place of worship located in the southern central portion of the overall parcel. Ingress/egress to the site will be by two, 32 foot wide commercial curb return driveways from Radwick Drive. The primary parking lot is located to the west of the place of worship, with

additional parking located around the site. The trash enclosure is located to the south of the building away from the existing residential properties. The plans designate the remaining undeveloped portion of the site for future expansion and parking spaces.

#### Landscaping

The landscaping provided along Radwick Drive and within the parking areas complies with Title 30 standards. The plans are also depicting 24 inch box Mondell pines spaced 20 feet on center along the drainage channel adjacent to the southern boundary. The Mondell pines continue easterly and northerly around the development parcel. The north edge of the development area has 24 inch box shoestring Acacia trees every 20 feet on center. One condition of approval requires an intense landscape buffer along a portion of the northern property line. There is also landscaping scattered throughout the parking areas and around the building.

#### Elevations

The elevations indicate the building will have a pitched decorative metal roof. The exterior walls will be a combination of stucco and split-face block. To enhance the elevations of the building window fenestrations, glass block and other architectural elements have been added to the building. There will be glass block windows along all sides of the building.

#### Floor Plans

The T-shaped building has meeting rooms and offices located within the wings of the T-shape. When entering through the front doors of the place of worship there is a vestibule which leads through the doors to the sanctuary. Other rooms include a cry room, restrooms, and a bookroom.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0988:

#### Current Planning

- Administrative review for final building design;
- Install intense landscaping per Title 30 along north property line adjacent to APN 140-26-103-001;
- Construct a 6 foot high block wall immediately adjacent to the property line of APN 140-26-103-001;
- Construction of a 6 foot high wrought iron fence along the southern property line adjacent to the drainage easement and Cesar Chavez Park;
- Provide dust mitigation on disturbed yet undeveloped portions of the property in accordance with Clark County requirements;
- Place physical barriers along the edge of the parking lot and driveways at the north and east property lines to prevent vehicle access to disturbed yet undeveloped portions of the property;
- No retaining walls with the exception of any required for construction of the drainage channel, if a wall is required will be subject to Public Works approval;
- No outdoor speakers;
- No outdoor bells;

- After construction is completed, no temporary or portable classroom or meeting structures are allowed on the property;
- Tents, bouncy houses, and other similar structures, the use of which are limited in duration and for which building permits are not required, are not prohibited;
- Monument signage only;
- Mechanical/HVAC equipment to be screened;
- Trash enclosure to be located as shown on site plan;
- No residential occupancy;
- No outdoor events unless associated with the place of worship's activities;
- No drug and alcohol rehabilitation;
- No school use;
- No food banks allowed;
- No day care service with the exception of Sundays;
- Certificate of Occupancy shall not be issued without final zoning inspection.
- Applicant is advised that 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**

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Full off-site improvements;
- Full off-site improvements on Owens Avenue with future development.

**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 #0720-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is waiting for various Public Works improvements prior to construction. A traffic study was completed and approved in October 2020.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0988	Place of worship	Approved by BCC	March 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0110-10	Place of worship - expired	Approved by BCC	August 2010

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped
South	Public Use	P-F	School
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped & 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. No substantial changes have occurred at the subject site that would negatively impact the extension of time proposal. The applicant completed a traffic study for this property in October 2020. Staff can support an extension of time in anticipation of future County improvements.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until March 4, 2024 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: NEW ANTIOCH CHRISTIAN FELLOWSHIP**

**CONTACT: JVC ARCHITECTS, 5385 CAMERON ST., SUITE 15, LAS VEGAS, NV 89118**

DRAFT



05/03/22 PC AGENDA SHEET

ACCESSORY APARTMENT  
(TITLE 30)

SARI DR/LINDEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0133-FAHIM HUMA REVOCABLE LIVING TRUST & FAHIM HUMA TRS:**

**USE PERMIT** to allow an increase in the maximum area of an accessory apartment in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Sari Drive, 245 feet south of Linden Avenue within Sunrise Manor. TS/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-35-210-065

**USE PERMIT:**

Increase the area of an accessory apartment to 1,786 square feet where a maximum 1,500 square feet is allowed per Table 30.44-1 (a 19% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 499 Sari Drive
- Site Acreage: 0.5
- Project Type: Accessory apartment
- Building Height (feet): 20 (front elevation)/30 (rear elevation)
- Square Feet: 3,184 (residence)/1,786 (accessory apartment)

**Site Plan & Request**

The plan depicts an existing single family residence that is centrally located on the parcel. There are 2 driveways from Sari Drive with the residence set back over 40 feet from the front property line. The proposed accessory apartment is located within the existing walk-in basement and is not visible from the street.

Landscaping

The plan depicts existing landscaping in the front yard and there are no changes proposed with this request.

Elevation

The plan depicts the existing residence is comprised of 3 levels. The 2 upper levels are visible from the street (front) and has an overall height of 20 feet, and a walk-out basement level is visible from the rear elevation (west) creating an overall height of 30 feet. Access to the accessory apartment is from an existing stairwell located on the north elevation of the residence.

Floor Plans

The existing residence consists of 3 levels, including the basement that will be used for the accessory apartment. There is no direct access from the living area on the upper levels. The proposed 1,786 square foot accessory apartment includes 4 bedrooms, 2 bathrooms, and an open living/dining area.

Applicant's Justification

The applicant indicates that the proposed use is necessary to have a single level living area due to health and mobility issues. Additionally, the applicant's extended family will live in the upper levels of the residence so that they may provide care to the owner.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & 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**

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 proposed use is in harmony with the purpose, goals, objectives, and standards of the Comprehensive Master Plan and of Title 30 when considering the grade of the lot and that there is no additional exterior construction proposed. The proposed use and size of the structure will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The accessory apartment combined with the single family residence will have a negligible result to the surrounding neighborhood; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: HUMA FAHIM**

**CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BLVD, STE 418,  
LAS VEGAS, NV 89128**

BLOCK WALL  
(TITLE 30)

MONROE AVE/RADWICK DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0100-ESQUEDA HECTOR & SOLIS REBECA:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a proposed block wall in the front yard where a decorative fence is permitted in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located south of Monroe Avenue and west of Radwick Drive within Sunrise Manor.  
TS/jgh/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-26-202-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a proposed block wall in the front yard where a decorative fence is permitted per Section 30.64.040.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6851 Monroe Avenue
- Site Acreage: 0.8
- Project Type: Block wall (non decorative)
- Wall Height (feet): Up to 6

Site Plans

The plans depict an existing single family residence on 0.8 acres located on the corner of Monroe Avenue and Radwick Drive. The front yard is along Monroe Avenue, but there is secondary access from Radwick Drive. This request is to waive the standards for a decorative fence along the front property line and to allow a solid block wall. The block wall is located on the property line along Monroe Avenue, west of the existing residence. An RV gate is located on the eastern portion of the wall.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans submitted show a proposed solid block wall with an RV gate along the front property line. The elevation shows the height of the wall being up to 6 feet.

Applicant's Justification

The applicant indicates that the area where the wall is to be built is an area where his kids and dogs play. This request is to enclose the area to provide more safety.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South & West	Ranch Estate Residential (up to 2 du/ac)	R-E	Single family residential
East	Public Use	P-F	Middle school

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

Staff does not typically support solid block walls within the front yard. However, the lot is designed as the front yard could be from Radwick Drive, and the area being enclosed acts more like a rear yard, rather than a front and side yard. There are no other residences fronting along Monroe Avenue in the immediate vicinity. In fact, the lot adjacent to the subject lot to the west is fronted on Morning Star Way and the area along Monroe Avenue will be the side and rear yard, which allows for 6 foot solid walls.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: HECTOR ESQUEDA**

**CONTACT: HECTOR ESQUEDA, 6851 E MONROE AVE, LAS VEGAS, NV 89110**

OUTSIDE STORAGE  
(TITLE 30)

ALTO AVE/BLEDSOE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0086-COPART ARIZONA, INC.:**

**USE PERMIT** to allow an area used for storing motor vehicles to be unpaved.  
**DESIGN REVIEW** for an outside storage facility on 10.4 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone.

Generally located on the north side of Alto Avenue and the east side of Bledsoe Lane (alignment) within Sunrise Manor. MK/jt/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-16-202-008; 140-16-202-009

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Project Type: Outside storage facility
- Parking Required/Provided: 9/16

**Site Plan**

The site plan depicts a paved parking lot, paved drive aisles, and an unpaved outside storage area. A use permit is necessary to allow the outside storage area, which will be used to store vehicles, to be unpaved. A 6 inch aggregate base will cover the unpaved storage areas.

Access to the site is provided by a single gated driveway from Alto Avenue. The wrought iron gate is set back 18 feet from the property line, and the gate will remain open during business hours. A paved drive aisle provides access to parking spaces, turnaround area, and trash enclosure in the southwest portion of the site. The paved drive aisle continues north and circles around the interior of the outside storage area.



Landscaping

A 15 foot wide landscape area is provided along Alto Avenue behind an attached sidewalk. An 8 foot high wrought iron fence with metal mesh will be located behind the landscaping. An 8 foot high metal fence will be located around the perimeter of the site.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this site is intended only for vehicle storage. Vehicles will be delivered to the site and stored until they can be sold at an auction. One employee will be located on-site, and there will be no vehicle maintenance, stacking of vehicles, or public access. The applicant also states that a 6 inch aggregate base will cover the unpaved storage areas on the site, which complies with air quality standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1786-05	Recycling center and materials recovery facility on the eastern portion of the subject site. - expired	Approved by PC	December 2005
ZC-0647-96 (ET-0213-99)	Second extension of time to reclassify the subject site and surrounding area to M-1 zoning for a steel production and storage center	Approved by BCC	July 1999
ZC-0647-95	First extension of time to reclassify the subject site and surrounding area to M-1 zoning for a steel production and storage center	Approved by BCC	August 1997
VS-0354-96	Vacated and abandoned a portion of Alto Avenue	Approved by BCC	April 1996
ZC-0647-95	Reclassified the subject site and surrounding area to M-1 zoning for a steel production and storage center	Approved by BCC	June 1995
VS-1175-95	Vacated and abandoned portions of Alto Avenue, Christy Lane, and Cecile Avenue	Approved by BCC	October 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Industrial uses
South	Business Employment	M-2	Industrial uses
East	Nellis Air Force Base	M-1	Nellis Air Force Base

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permit

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

Correspondence from an air quality representative in the Department of Environment and Sustainability indicates that the plans meet air quality requirements. As a result, staff can support the use permit to not pave the vehicle storage areas.

#### Design Review

The proposed storage facility includes off-site improvements, landscaping, paved parking, paved drive aisles, a trash enclosure, and metal perimeter fencing. These design elements help create an orderly and aesthetically pleasing environment that is compatible with the industrial uses in the area. Therefore, staff can support the design review.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

#### **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Grant easements as necessary.

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that the gate shall not encroach into the pedestrian access easement.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PIRONA DESIGN GROUP

**CONTACT:** PIRONA DESIGN GROUP, 1215 N. RED GUM SUITE E, ANAHEIM, CA  
92806

OFFICE/WAREHOUSE FACILITY  
(TITLE 30)

LAMB BLVD/JUDSON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0147-LV JUDSON, LP:**

**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)

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RELATED INFORMATION:

**APN:**  
140-19-504-010 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the throat depth along Lamb Boulevard to 64 feet 3 inches where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 15% reduction).
- b. Reduce the throat depth along Judson Avenue to 10 feet 2 inches where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 88% reduction).
2. Reduce the departure distance along Judson Avenue to 173 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).
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 51.6 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 42% increase).

**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): 35
- Square Feet: 128,228
- Parking Required/Provided: 192/198

Site Plans

The plans depict a proposed office/warehouse facility on 9.3 acres in an M-D zone. 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. No application for a zone change for this portion of the property was submitted and the applicant will not build upon or utilize any portion of the parcel zoned R-E. Access is shown along Judson Avenue and Lamb Boulevard with parking located along the perimeter of the property on the north and west sides of the property.

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 with landscape islands every 6 spaces. Landscaping includes shrubs, trees, and groundcover.

Elevations

The plans depict a warehouse office facility at a height of 35 feet with exterior materials being tilt-up concrete panels with a navy blue color, roll-up doors, windows, and other architectural enhancements.

Floor Plans

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a new warehouse/office facility will be a valued amenity for the area as this type of use helps in bringing about employment opportunities. With 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

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-1461-07	Equipment rental facility	Approved by PC	January 2008
WS-0165-06	Waivers for off-site improvements for residential development, waiver of conditions for a zone change for full off-sites	Approved by BCC	April 2006
ZC-1840-05	Zone change and design review to reclassify R-E to M-D zoning	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. The landscaping in the parking areas and along with other internal and perimeter landscaping meets Code; therefore, staff can support this request.

**Public Works - Development Review**

Waiver of Development Standards #1

Although the throat depth at the northern Lamb Boulevard driveway and the driveway on Judson Avenue do not comply with the minimum standard, the applicant worked with staff to remove

parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Lamb Boulevard commercial driveway. Although the approach distance does not comply with the minimum standards, staff worked with the applicant on the location to allow vehicles to safely access the site.

#### 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.

#### **Staff Recommendation**

Approval of waivers of development standards #1, and #2, and the design reviews; denial of waiver of development standards #3.

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;
- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK STEARNS

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