



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 11, 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; Williarn 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 April 27, 2023. (For possible action)
- IV. Approval of the Agenda for May 11, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Hollywood Regional Park Grand Opening Celebration will be on May 27, 2023 8am
- VI. Planning and Zoning

05/16/23 PC

- 1. **UC-23-0060-QUINONES, GERARDO L.:**
HOLDOVER USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible with the principal structure.
WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone. Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action)
05/16/23 PC

- 2. **UC-23-0177-DPIF3 NV 15 NELLIS CARTIER, LLC:**
USE PERMITS for the following: **1)** public utility structures (69 kV overhead transmission lines) and associated equipment; and **2)** increase height for public utility structures.
DESIGN REVIEW for proposed public utility structures (a 69kV transmission line) with associated equipment on a portion of 19.3 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Nellis Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/hw/syp (For possible action) **05/16/23 PC**

06/06/23 PC

- 3. **AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:**
USE PERMITS FIRST APPLICATION FOR REVIEW 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 Residential) Zone. Generally located on the east side of Gateway Road, approximately 130 feet south of Tonopah Avenue within Sunrise Manor. TS/jgh/syp (For possible action) **06/06/23 PC**

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

4. **PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 5.0 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) **06/06/23 PC**

5. **ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:**
HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.
USE PERMITS for the following: 1) allow stacking above the height of the screen fence; and 2) allow outside storage which is not screened from right-of-way and an adjacent less intense use.
DESIGN REVIEW for an outside storage yard. 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) **06/06/23 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: June 1, 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>



Sunrise Manor Town Advisory Board

April 27, 2023

MINUTES

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

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

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 March 30, 2023 Minutes

Moved by: M. Cosgrove
Action: Approved
Vote: 5-0/Unanimous

IV. Approval of Agenda for April 27, 2023

Moved by: Ms. Cosgrove
Action: Approved w/ item 1, 2 & 4 being held until June 1, 2023
Vote: 5-0/Unanimous

V. Informational Items: Hollywood Regional Park Grand Opening will be on May 27, 2023
At 8am.

VI. Planning & Zoning

04/19/23 BCC

1. **ZC-23-0072-PROLOGIS, LP:**
ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.
USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) throat depth; 2) parking lot landscaping; 3) cross access; and 4) allow an attached sidewalk and alternative street landscaping.

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

Action: Approved per staff recommendations
Vote: 5-0/unanimous

05/17/23 BCC

8. **ET-23-400026 (UC-17-0480)-PLEASANT VIEW PARTNERS I, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) congregate care facility; and 2) assisted living facility.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) congregate care facility; 2) assisted living facility; and 3) finished grade on 6.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action)05/17/23 BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
9. **ET-23-400027 (VS-19-0100)-PLEASANT VIEW PARTNERS I, LLC:**
VACATE AND ABANDON SECOND EXTENSION OF TIME easements of interest to Clark County located between Radwick Drive and Los Feliz Street, and between Monroe Avenue (alignment) and Washington Avenue, and a portion of a right-of-way being Los Feliz Street located between Monroe Avenue (alignment) and Washington Avenue within Sunrise Manor (description on file). TS/tpd/syp (For possible action) 05/17/23BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
10. **ET-23-400034 (WS-18-0493)-PLEASANT VIEW PARTNERS I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved assisted living facility and congregate care facility on 6.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the north side of Washington Avenue within Sunrise Manor. TS/tpd/syp (For possible action) 05/17/23BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-1
11. **VS-23-0139-LV PETROLEUM LLC:**
VACATE AND ABANDON a portion of a right-of-way being Gateway Road located between Lake Mead Boulevard and Judson Avenue within Sunrise Manor (description on file). WM/rk/syp (For possible action)05/17/23BCC
Moved by: Mr. Thomas
Action: Denied
Vote: 3-2
12. **UC-23-0138-LV PETROLEUM LLC:**
USE PERMITS for the following: 1) convenience store; 2) reduced separation from a convenience store to a residential use; 3) gasoline station; and 4) reduced separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a local street; 2) allow a modified driveway design; and 3) driveway distances from an intersection.
DESIGN REVIEWS for the following: 1) convenience store with gasoline sales; and 2) restaurant with drive-through on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Lake Mead Boulevard and the west side of Gateway Road within Sunrise Manor. WM/rk/syp (For possible action)05/17/23BCC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-2

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be May 11, 2023

X. Adjournment

The meeting was adjourned at 8:04 pm

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

05/16/23 PC AGENDA SHEET

UPDATE

ACCESSORY STRUCTURES
(TITLE 30)

ANCESTRAL HILLS LN/HIDDEN HIGHLANDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0060-QUINONES, GERARDO L.:

HOLDOVER USE PERMIT to allow an accessory structure (detached carport) not architecturally compatible with the principal structure.

WAIVER OF DEVELOPMENT STANDARDS to reduce the building separation on 0.4 acres in an R-E (Rural Estate Residential) Zone.

Generally located on the south side of Ancestral Hills Lane and the east side of Hidden Highlands Drive within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-35-312-013

USE PERMIT:

Allow an existing detached metal carport not architecturally compatible with the existing principal structure where architectural compatibility is required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the building separation between the existing detached metal carport and the principal structure to 4 feet where 6 feet is required per Table 30.40-1 (a 33% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6845 Ancestral Hills Lane
- Site Acreage: 0.4
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 420

Site Plan

The plan shows an existing 2 story single family home, a 336 square foot storage building in the southeast corner of the lot, and the existing metal carport on the northeast corner of the home at the end of the driveway, set back more than 30 feet from the street. Driveway access is from Ancestral Hills Lane at the northeast corner of the property. The carport is 4 feet from the existing home and 10 feet from the east property line. The carport is located behind a gate which is setback 27 feet from the front of the home and adjacent to an existing 3 foot decorative/planter wall along the side property line. The 10 foot space between the 3 foot wall and the property line wall is retained earth dropping from east to west.

Landscaping

No changes to existing landscaping are proposed with this application. If approved, staff is recommending 3 trees be planted in the 10 foot space between the carport and property line.

Elevations

The plan shows a carport structure at the end of the existing driveway. The 13 foot high carport has a peak roof and extends several feet above the fence and gate on the east side of the home, making it visible from the street and neighboring properties. The north and south sides of the carport are open with the east side roof overhang extending halfway down from the top. The west side is mostly open. The north side of the carport is open for vehicle entry and the south side roof overhang extends halfway down the carport.

Floor Plans

The plans depict an open carport structure located on the existing concrete driveway with open access on the north and south sides of the carport. The plan shows a 28 foot by 14 foot carport.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to keep an existing 28 foot by 14 foot, 13 foot high carport with a building separation of 4 feet where 6 feet is required by Code. A 3 foot decorative wall is located 10 feet from the existing 6 foot east property line wall. The 10 foot setback area is raised above the driveway elevation and limits the location of a carport to its current location. Moving the carport 2 extra feet will conflict with the gate and decorative wall and require demolition of the 3 foot wall. The applicant has obtained written approval from several adjacent or abutting neighbors to the east, north, and west.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

This property is the subject of an open and active violation CE20-03852, for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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. The applicant has not demonstrated that any proposed modification to required design and development standards, including not matching surrounding architecture and materials, will not adversely impact neighboring properties. Master Plan Policy 1.4.4, In-fill and Redevelopment encourages compatibility with the surrounding area. The carport is not compatible with the surrounding architecture or materials used for construction. Staff cannot support this request.

Waiver 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.

The proposed setback is the result of a self-imposed hardship when considering a detached structure could be built to accommodate a vehicle on the existing driveway. 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:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Plant 3 medium size trees (as recommended by the Southern Nevada Water Authority Regional Plant List) on the east side of the carport;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that approval of this application does not guarantee issuance of any other 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; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS: 1 card, 1 letter

PLANNING COMMISSION ACTION: April 18, 2023 – HELD – To 05/16/23 – per the Planning Commission for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: GERARDO QUINONES

CONTACT: GERARDO QUINONES, 6845 ANCESTRAL HILLS, LAS VEGAS, NV 89110

05/16/23 PC AGENDA SHEET

PUBLIC UTILITY STRUCTURES
(TITLE 30)

NELLIS BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0177-DPIF3 NV 15 NELLIS CARTIER, LLC:

USE PERMITS for the following: 1) public utility structures (69 kV overhead transmission lines) and associated equipment; and 2) increase height for public utility structures.

DESIGN REVIEW for proposed public utility structures (a 69kV transmission line) with associated equipment on a portion of 19.3 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the west side of Nellis Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-810-011;140-17-810-012 ptn

USE PERMITS:

1. Public utility structures (69 kV overhead transmission line) with associated equipment.
2. Increase the height of public utility structures up to 85 feet where 50 feet is the maximum permitted per Table 30.40-5 (a 70% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.3 (portion)
- Project Type: Public utility structures (69 kV transmission lines and utility poles)
- Building Height (feet): 77 to 85

Site Plan

The plan depicts the construction and operation of 5 new 69 kV utility towers with associated transmission lines along a 0.25 mile (1,322 feet) route that traverses both APNs 140-17-810-011 and 140-17-810-012. The plans show that the new towers and transmission lines will replace 2 existing 69 kV utility towers and associated transmission lines that currently run diagonally across the site. The proposed new route for the lines will start on the northeast corner of APN

140-17-810-012 where it will branch off the existing 100 foot wide transmission line corridor. The new transmission line will then proceed north along Nellis Boulevard for 650 feet where it will make an 89 degree turn to the west at the corner of Nellis Boulevard and Cartier Avenue to follow along Cartier Avenue for another 672 feet, where the new transmission line will reconnect with the existing transmission line corridor. The plans show that the new utility towers will be set back from the rights-of-way between 22.5 feet and 59.1 feet. There is a proposed 40 foot wide transmission line easement that will follow the new transmission line route.

Elevations

The elevations show that the proposed utility towers will be constructed of steel and will range in height from 77 feet up to 85 feet. The utility tower located on APN 140-17-810-012 will be 83 feet tall and will replace an existing 83 foot tall utility tower located in the existing transmission line easement. A 77 foot tall utility tower will be located at the corner of Nellis Boulevard and Cartier Avenue and another 77 foot tall utility tower will also be located 672 feet west of Nellis Boulevard where the new transmission line will reconnect with the existing transmission line corridor. Two, 85 foot tall utility towers will be placed at the midpoints between the new utility towers, 1 along Nellis Boulevard, and another 1 along Cartier Avenue.

Applicant's Justification

The applicant indicates that the new utility towers and transmission line are needed in order to relocate existing lines that currently run diagonally through the site to the edges of the property to accommodate proposed development on the property. The applicant states this should not cause any issues as the area is already an existing transmission line corridor so moving of the line would not cause any additional odor, dust, noise, or visual impacts. In addition, the surrounding area is industrial in nature with several more intense uses nearby.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0241	Retail sale of auto parts and storage of hazardous materials	Approved by BCC	August 2020
UC-0895-06	Shopping center and convenience store	Denied by BCC	October 2006
DR-1631-05	Large scale retail business	Approved by BCC	December 2005
UC-0928-05	Hardware store	Approved by BCC	September 2005
UC-1419-95	Overhead transmission line	Approved by PC	September 1995
AC-0094-87	Shopping center with mini-warehouse units, office, and a convenience store and gasoline station - expired	Approved by PC	June 1987
AC-0020-87	Shopping center with convenience store and gasoline station - expired	Approved by PC	March 1987

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0135-85	Reclassified the site from M-D to M-1 zoning to allow for a commercial/industrial complex with a bank, shopping center, convenience store, vehicle maintenance facility, gasoline station, mini-warehouse facility with outdoor storage - expired	Approved by BCC	July 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & M-D	Office/warehouse & outside storage
South	Business Employment	M-D	Lowe's, gasoline station, & retail
East	Business Employment	M-1	Warehouse & outside storage
West	Business Employment	M-1 & M-D	Warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits & Design Review

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.

Due to the growing energy and development demands of Clark County, there are times where there is a need to expand or add additional public utility structures to accommodate new development. Staff finds the additional utility towers and new transmission line will allow for continued service and the maintenance of transmission capacity in the area, while allowing for the safe siting and interaction between new development and the transmission lines. In addition, since there is already an existing transmission line corridor running through the site, and the siting of the new transmission line is in close proximity to the existing transmission line, staff finds that there should not be any significant new impacts on the surrounding area with regard to visual impact or similar issues. Additionally, staff finds that the request complies with Policy 6.4.8 of the Master Plan, which encourages the development of new transmission corridors, when necessary, that ensure safe siting and minimize impacts on existing developments. For these reasons, staff can support both of these requests.

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

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK SULLIVAN

CONTACT: MARK SULLIVAN, 6226 W. SAHARA AVENUE, LAS VEGAS, NV 89146

ACCESSORY AGRICULTURAL STRUCTURES
(TITLE 30)

GATEWAY RD/TONOPAH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400036 (UC-22-0124)-ALVAREZ LAURENCIO:

USE PERMITS FIRST APPLICATION FOR REVIEW 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 Residential) Zone.

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

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: 3,397

History & Request

Previous reviews of aerial photographs of the site indicated that 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 was 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 upon approval of a special use permit. The applicant also requested approval of the existing structure. The applicant indicated the horses kept on the property belong to him.

Site Plans

The approved 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 and there is an existing 6 foot high wall along the east and south property lines. 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

The plans do not depict existing trees in the southwest corner of the site, along Gateway Road, and along most of the north property line.

Elevations

The approved plans show 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 previously approved plans depict an existing, approximate 3,397 square foot accessory building with a feed storage room, tack room, hay storage, storage rooms, and other accessory uses.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0124:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Until February 1, 2023 to review as a public hearing;
- Applicant to follow stringent cleanliness guidelines per standards as listed in Title 30;
- Plant additional trees closest to the stables along the east property line adjacent to APN 140-19-811-007.
- 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 application for review; 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 an additional 5 feet for Gateway Road.

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.

Applicant's Justification

The applicant indicates the cleanliness guidelines have been followed and fly traps have been installed around the horse stalls. There have been no reported complaints. The applicant is requesting the next review to be in 2 years. Also, since the primary residential use took longer than expected to receive final inspection and the certificate of occupancy, more time is needed to submit the building permit applications for the accessory structures. There have been no reported complaints.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0124	Residential boarding stable	Approved by PC	May 2022
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 from T-C to R-T zoning per Title 30	Approved by BCC	September 2000

Surrounding Land Use

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

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

According to the applicant, they have installed fly traps around the corrals, 9 new trees have been planted along the east property line, and other cleanliness guidelines have been followed per the conditions of approval of UC-22-0124. In addition, there have been no reported complaints and the applicant has made progress on the site. BD21-38652 is an approved permit for the primary residence as shown on the records. The applicant needs a building permit for the accessory structures and needs to pass the final inspection per condition of approval of UC-22-0124. Therefore, staff can support this request with a condition to complete the building permit and inspection process within a year.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 17, 2024 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

06/06/23 PC AGENDA SHEET

UPDATE

OUTSIDE STORAGE YARD
(TITLE 30)

INDUSTRY CENTER DR/INDUSTRY PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-23-700002-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS,
PATSY TRS:**

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 5.0 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)

RELATED INFORMATION:

APN:

140-05-110-022

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4680 Industry Center Drive
- Site Acreage: 5
- Project Type: Outside storage yard with storage containers

Applicant's Justification

The applicant indicates that the existing outside storage uses and operations will remain. The applicant further states the proposed amendment is appropriate because outside storage is compatible with the character and condition of the area because there are other industrial uses in the area. The applicant states that the existing business, United Rentals, intends to remain in operation on the site and continue existing outside storage uses.

Prior Land Use Request

Application Number	Request	Action	Date
ZC-0008-98	Reclassified this site and other areas to the south and west (total of 86 acres) to M-D and M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Nellis Air Force Base	P-F	Nellis Air Force Base housing
South	Business Employment	M-D	Warehouse building with vehicle parking behind the building
West	Business Employment	M-1	Warehouse complex

Related Application

Application Number	Request
ZC-23-0026	A zone change to reclassify 5 acres from M-D to M-1 zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Industrial Employment is identified in the Master Plan with the following characteristics:

Primary Land Uses

- Manufacturing and heavy industry.

Characteristics

- Provides opportunities for high-intensity industrial and manufacturing activities that are undesirable to adjacent land uses.
- Operations may include towers and the use of heavy equipment.
- Not suitable for pedestrian or bicycle access.

Plan Amendment

The current uses in the surrounding area to the west are warehouses, offices, service commercial, and other professional services. To the north and east are existing residential uses in conjunction with the Nellis Air Force Base. Policy 1.4.5 of the Master Plan aims to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed next to existing or planned residential neighborhoods. The site abuts a residential neighborhood within the Nellis Air Force Base and increasing the intensity of the land use designation from Business Employment to Industrial Employment could negatively impact buffers for impacts from the business employment uses or light industrial uses on the residential neighborhood. ZC-0008-98 was approved with a reduction to M-D zoning to buffer the residential uses to the east and north of this site, extending to Craig Road approximately 2,000 feet to the south of this site. This buffer has been in place for over 20 years and the intent to protect residences has been functionally effective during that time.

Staff is concerned about the potential precedent that would be created by reclassifying the Land Use Designation of this site to Industrial Employment. This could lead to a conforming zone change to M-2 Industrial District, generally described in Title 30.40.250 as the following: "The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities." Many of these potential uses would be detrimental to residents located as close as 25 feet from the east property line of this site. Policy SM-5.3 of the Master Plan encourages development patterns and standards to be compatible with the continuing operation of the Nellis Air Force Base. Changing the land use designation from Business Employment to Industrial Employment would allow more intense industrial uses, including the potential for dense outside storage of materials and equipment adjoining the Nellis Air Force Base. In particular, the outside storage visible from the Nellis Air Force Base residential neighborhoods, is not appropriate for this location and may result in compatibility or operational issues for the Nellis Air Force Base. Therefore, staff does not support this request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on **June 21, 2023** at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

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: Sunrise Manor - denial.

APPROVALS:

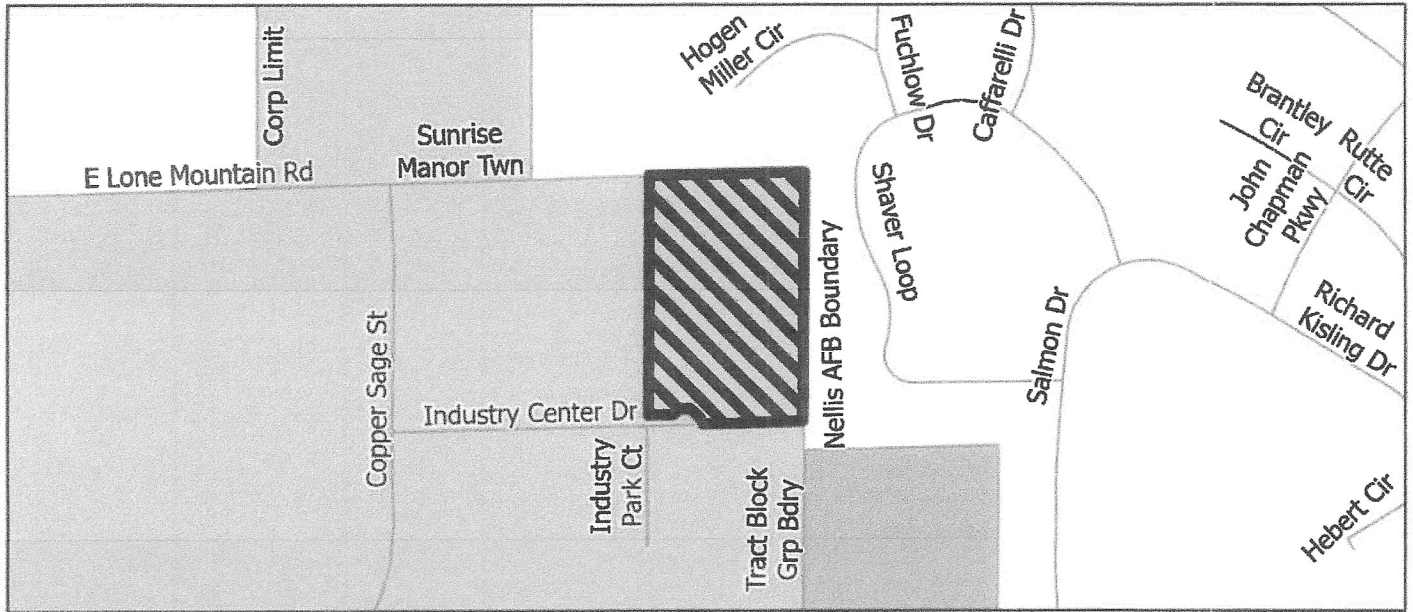
PROTEST:

PLANNING COMMISSION ACTION: March 21, 2023 – HELD – No Date – per the applicant

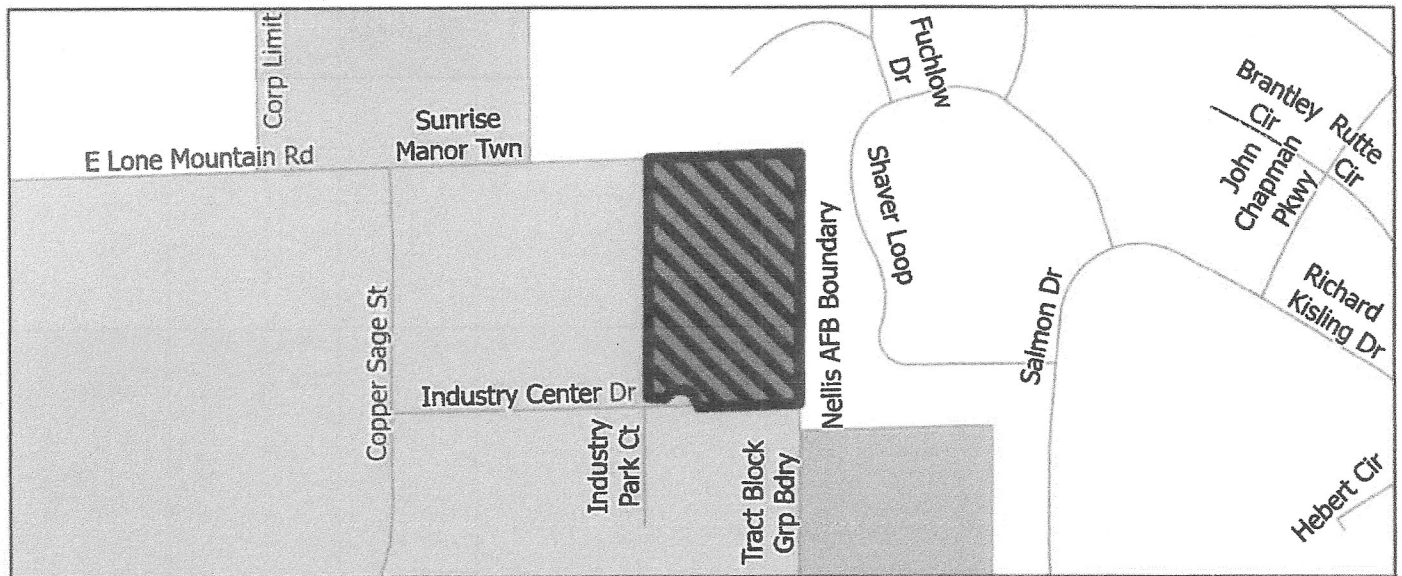
APPLICANT: ARDE SHIRAZI

CONTACT: ARDE SHIRAZI, TWINSTEPS ARCHITECTURE, 18872 MACARTHUR BOULEVARD, SUITE 100, IRVINE, CA 92612

Planned Land Use Amendment PA-23-700002



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Sunrise Manor Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



06/06/23 PC AGENDA SHEET

UPDATE

OUTSIDE STORAGE YARD
(TITLE 30)

INDUSTRY CENTER DR/INDUSTRY PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0026-ROUMANOS, PATSY SEPARATE PROPERTY TRUST & ROUMANOS, PATSY TRS:

HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.

USE PERMITS for the following: 1) allow stacking above the height of the screen fence; and 2) **allow outside storage which is not screened from right-of-way and an adjacent less intense use.**

DESIGN REVIEW for an outside storage yard.

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)

RELATED INFORMATION:

APN:

140-05-110-022

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4680 Industry Center Drive
- Site Acreage: 5
- Project Type: Outside storage yard with storage containers
- Parking Required/Provided: 8/8

Site Plan

This application is a zone boundary amendment to reclassify the property from M-D to M-1 zoning. Currently the site has been functioning as an outside storage yard without proper zoning entitlements. A site plan was provided to show truck maneuverability throughout the site. The property mainly consists of portable office trailers and cargo containers that are used for storage of construction equipment and tools. Some of the containers will be double and triple stacked and can be seen from Industrial Center Drive and surrounding properties. Those containers are located along the west portion of the site adjacent to M-1 zoning. There is an existing 2,280 square foot office on-site along with a trailer and shed that are behind the office building. Access to the site is provided via a driveway at the end of Industry Center Drive to the south.

The site is adjacent to Nellis Air Force Base housing to the east and north with M-D zoning to the south and M-1 zoning to the west.

Landscaping

Along the cul-de-sac of Industry Center Drive existing landscaping is to remain. The landscape planter is approximately 5 feet in width which sits in front of a security screen wall with high voltage wire. The landscape materials include shrubs and groundcover.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates United Rentals is a construction equipment and tool rental company that provides many other services throughout the nation for numerous general contractors and construction job sites. United Rentals will be purchasing the existing property mentioned above and taking over the existing business and its operations. All existing business operations will remain the same without changes. The applicant further states the zone boundary amendment from M-D to M-1 zoning is compatible with the character and condition of the area. There will be no site improvement, just a zone change request to M-1 for outside storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0008-98	Reclassified this site and other areas to the south and west (total of 86 acres) to M-D and M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Nellis Air Force Base	P-F	Nellis Air Force Base housing
South	Business Employment	M-D	Warehouse building with vehicle parking behind the building
West	Business Employment	M-1	Warehouse complex

Related Applications

Application Number	Request
PA-23-700002	Plan Amendment to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

There is a concurrent Plan Amendment application to re-designate the land use category from Business Employment (BE) to Industrial Employment (IE). Staff is concerned about the potential precedent that would be created by reclassifying the zoning and planned land use to more intense industrial use. This could lead to a conforming zone change to M-2, generally described in Title 30.40.250 as the following: "The M-2 Industrial District is intended to provide areas suitable for the location and operation of the most intense manufacturing and industrial activities." Additionally, ZC-0008-98 was approved with a reduction from M-1 to M-D zoning, extending to Craig Road approximately 2,000 feet to the south of this site, to provide a buffer between the residential uses to the east and the more intense industrial uses to the west. This buffer has been in place for over 20 years and the intent to protect residences has been functionally effective during that time. Therefore, staff cannot support this zone boundary amendment request.

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.

Use Permits and Design Review

A use permit is needed for the stacking of containers above the height of the screen fence which can also be seen from Industrial Center Drive and the adjacent less intense use (Nellis Air Force Base housing to the east and north). Those containers are located further away from the housing along the west portion of the site adjacent to M-1 zoning. However, since the overall project cannot function independent of the zone change, which staff is not supporting, staff cannot support these portions of the request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **June 21, 2023**, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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.

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: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: March 21, 2023 – HELD – No Date – per the applicant.

APPLICANT: SUSANO URENO

CONTACT: SUSANO URENO, TWINSTEPS ARCHITECTURE, 18872 MACARTHUR BOULEVARD, SUITE 100, IRVINE, CA 92612