



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

May 30, 2024

6:30pm

AGENDA

Note:

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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

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 May 16, 2024. (For possible action)
- IV. Approval of the Agenda for May 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

06/04/24 PC

- 1. **PA-24-700005-LLAMAS, DONNA E. & MAYRA A.:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 0.96 acres. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor. MK/rk (For possible action)06/04/24PC
- 2. **ZC-24-0146-LLAMAS, DONNA E. & MAYRA A.:**
ZONE CHANGE to reclassify 0.96 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor (description on file). MK/rk (For possible action)06/04/24 PC

06/18/24 PC

- 3. **WS-24-0031-TEJEDA-ROMERO, ERENIA & JIMENEZ-DIAZ, JOSE FELIX:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separation for an accessory dwelling unit in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family) Zone. Generally located on the south side of Imperial Avenue, 160 feet west of Frank Street within Sunrise Manor. TS/mh/ng (For possible action)06/18/24 PC
- 4. **WS-24-0174-3899 N. LAS VEGAS BLVD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence and wall height in conjunction with an approved mini-warehouse facility on 1.65 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/mh/ng (For possible action)06/18/24 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 13, 2024.
- X. Adjournment.

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

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



Sunrise Manor Town Advisory Board

May 16, 2024

MINUTES

Board Members:	Earl Barbeau – Member – EXCUSED Paul Thomas-Member-PRESENT Harry Williams-Member– EXCUSED	Stephanie Jordan –EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Michael Huling Planning – Vivian Kalarski
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of the May 2, 2024 Minutes

Moved by: Mr. Thomas
Action: Approved
Vote: 3-0/Unanimous

IV. Approval of Agenda for May 16, 2024

Moved by: Ms. Jordan
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items: None

Planning & Zoning

VI.

05/21/24 PC

1. **TM-24-500032-LV LOGISTICS ONE PROPERTY OWNER LP:**

TENTATIVE MAP for a 1 lot industrial subdivision on 17.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North and the west side of Marion Drive within Sunrise Manor. MK/mh/ng (For possible action) **05/21/24 PC**

Moved by: Mr. Thomas
Action: Approved Per Staff Recommendations
Vote: 3-0/unanimous

BOARD OF COUNTY COMMISSIONERS

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

06/04/24 PC

2. **PA-24-70005-LLAMAS, DONNA E. & MAYRA A.:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 0.96 acres. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor. MK/rk (For possible action)**06/04/24PC**
HELD TO MAY 30, 2024 PER APPLICANTS REQUEST
3. **ZC-24-0146-LLAMAS, DONNA E. & MAYRA A.:**
ZONE CHANGE to reclassify 0.96 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development. Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor (description on file). MK/rk (For possible action)**06/04/24PC**
HELD TO MAY 30, 2024 PER APPLICANTS REQUEST
4. **UC-24-0138-MONTES-HERRERA, JOSE LIVING TRUST ETAL & MONTES-HERRERA, JOSE I. TRS:**
USE PERMIT for large livestock (horse).
WAIVER OF DEVELOPMENT STANDARDS to allow accessory uses prior to the establishment of a principal use (single family dwelling) on 0.54 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Vista Valley Street, 210 feet south of Stewart Avenue within Sunrise Manor. TS/rr/ng (For possible action)**06/04/24PC**
Moved by: Mr. Thomas
Action: Approved with if approved conditions
Vote: 3-0/unanimous
5. **WS-24-0142-GINES, VICTOR:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) reduce setback; 2) reduce building separation; and 3) increase height for accessory structures in conjunction with an existing single family residence on 0.26 acres in an RS5.2 (Residential Single-Family 5.2) Zone.** Generally located on the east side of Vanderbilt Court, 130 feet south of Wyoming Avenue within Sunrise Manor. TS/lm/ng (For possible action)**06/04/24 PC**
Moved by: Ms. Jordan
Action: Approved with if approved conditions
Vote: 3-0/unanimous

VII. General Business: None

VIII. Public Comment: A few neighbors had questions/comments about the items held that will be heard at the 5/30/24 TAB meeting. A comment was made that another turn lane on the Charleston/Hollywood intersection going southbound on Hollywood is necessary. Mr. Uzan still had questions about the streetlights being fixed in Sunrise Manor and about the TAB. Mr. Elder had questions about a notice he received in the mail: septic to sewer. Ms. Kalarski from the planning commission wanted to thank the board members for the work they do.

IX. Next Meeting Date: The next regular meeting will be May 30, 2024

X. Adjournment
The meeting was adjourned at 7:27 pm

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700005-LLAMAS, DONNA E. & MAYRA A.:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) on 0.96 acres.

Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor. MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-202-003

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.96
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the proposed Low-Intensity Suburban Neighborhood land use category will be compatible with the surrounding area, which includes an array of existing smaller lot single family developments nearby. According to the applicant, it aligns with and complements these neighboring existing developments. Lastly, there is a demand for housing in Sunrise Manor, and many pockets of vacant land are being converted to suburban single family residential development. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action
MSM-0146-07	Minor subdivision map for 2 single family residential lots - expired	Closed by staff

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F	Elementary school
South, East, & West	Rural Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential

Related Applications

Application Number	Request
ZC-24-0146	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

The proposed amendment supports the imperative for in-fill developments; however, the intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density suburban residential development (up to 5 dwelling units per area) and is not in character with the adjacent half acre rural estate lots in the immediate area. For this reason, staff finds that the request for the LN land use category is not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 2024 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:

Fire Prevention Bureau

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

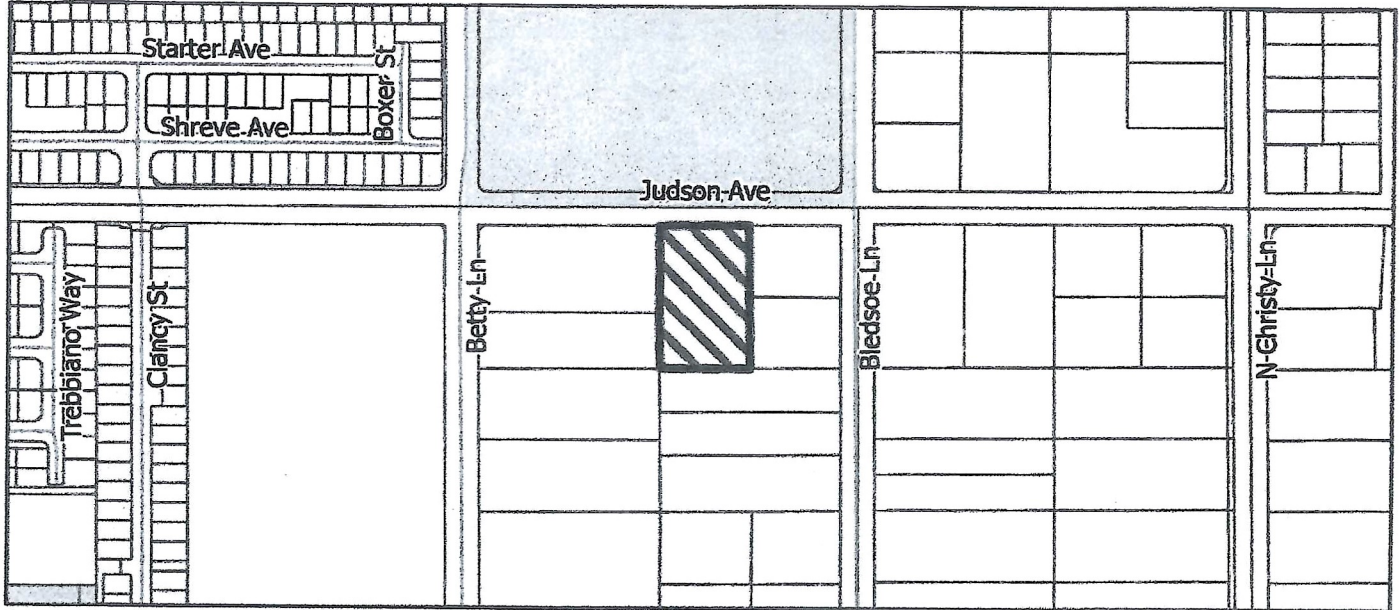
APPLICANT: HECTOR GABRIEL SEDANO

CONTACT: DONNA LLAMAS, 6353 MEADOWPOINTE LANE, LAS VEGAS, NV 89110

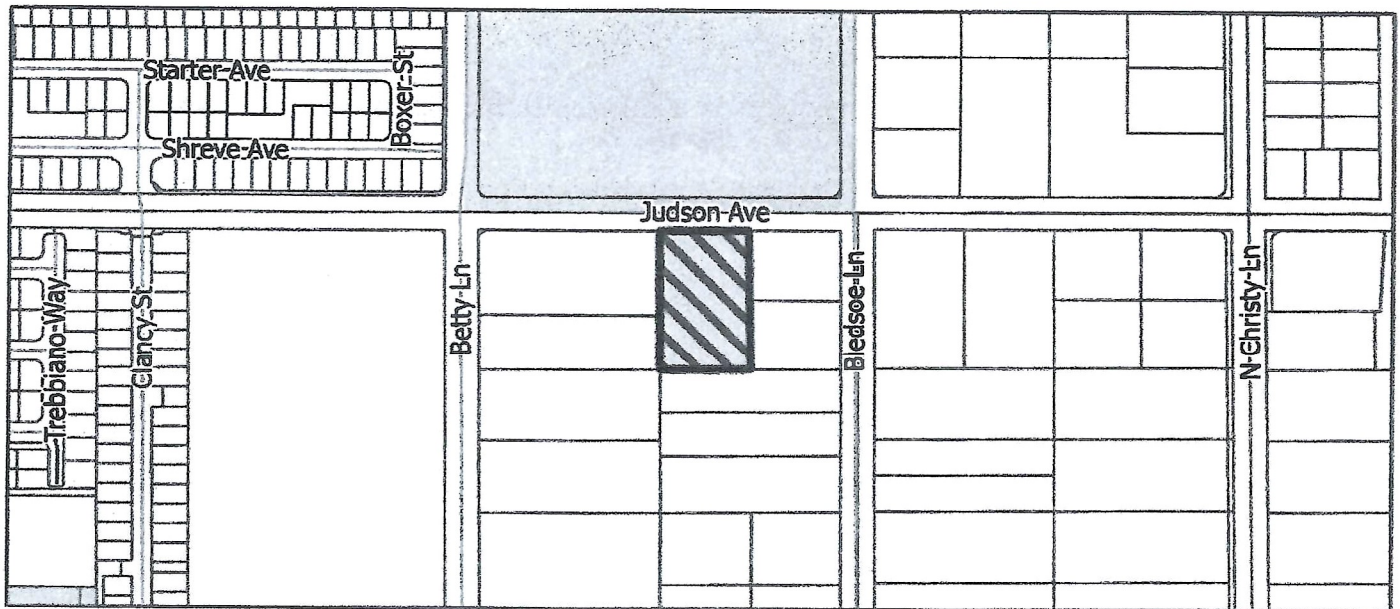
DRAFT

Planned Land Use Amendment PA-24-700005

DRAFT



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)
- Requested Area To Change
- Planning Areas

Sunrise Manor Clark County, Nevada

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0146-LLAMAS, DONNA E. & MAYRA A.:

ZONE CHANGE to reclassify 0.96 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone for a future residential development.

Generally located on the south side of Judson Avenue, 325 feet east of Betty Lane within Sunrise Manor (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

140-21-202-003

LAND USE PLAN:

SUNRISE MANOR - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.96
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to RS10 zoning with no specific development plans. A future subdivision map for the specific layout will be submitted to the County at a later date. The site has frontage along Judson Avenue to the north and is just under 1.0 acre in size.

Applicant's Justification

In addition to the zone change request to RS10, the applicant is requesting a Master Plan Amendment to change the Master Plan designation from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). The applicant indicates the proposed zone change is compatible to the surrounding area. The residential development north of Judson Avenue, west of Betty Lane is zoned RS2. South of that project is a residential development zoned RS5.2. Further to the east across Christy Lane, north of Judson Avenue is a residential development zoned RS5.2. The applicant further indicates there is a need for additional housing opportunities in Sunrise Manor and approval of this request will not cause any detriment to the public health, safety, and general welfare of the area.

Prior Land Use Requests

Application Number	Request	Action
MSM-0146-07	Minor subdivision map for 2 single family residential lots - expired	Closed by staff

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F	Elementary school
South, East, & West	Rural Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential

Related Applications

Application Number	Request
PA-24-700005	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the surrounding area contains a mix of low to mid density neighborhoods ranging from 2 dwelling units per acre to 14 dwelling units per acre to the east and west of the subject site. Along Lake Mead Boulevard, farther to the south, there are existing commercial and multiple family developments up to 32 dwelling units per area. However, the abutting parcels to the east, west, and south are approximately 0.5 acres or larger and are developed with single family residences in an RS20 zoning district. The trend of increased demand for housing in this area helps to make a compelling reason for the rezone request. However, staff is ultimately unable to support the request due to concerns that the higher intensity zoning district would create undue impacts on the existing development in the RS20 zones which surrounds this site to the south, east, and west.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 2024 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:

Fire Prevention Bureau

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HECTOR GABRIEL SEDANO

CONTACT: DONNA LLAMAS, 6353 MEADOWPOINTE LANE, LAS VEGAS, NV 89110

DRAFT

HECTOR G SEDANO
1266 MOUNT HOOD STREET
LAS VEGAS, NV 89110

February 13, 2024

CLARK COUNTY COMPREHENSIVE PLANNING
500 SOUTH GRAND CENTRAL PARKWAY, 1st FLOOR
LAS VEGAS, NV 89106

20-24-0146

RE : JUSTIFICATION LETTER – ZONE CHANGE ~~MINOR SUBDIVISION~~
APN : 140-21-202-003

To Whom It May Concern:

The proposed project is located on approximately 0.96 acres and is generally located on the east side of Betty Lane and south of Judson Avenue. The property is more particularly described as APN: 140-21-202-003 (the "Site"). The property owner is requesting a zone change from RS20 (Residential Single-family 20) to RS10 (Residential Single-Family 10) for future subdivision of the 0.96 ac parcel.

Zone Change:

A zone designation for the Site is RS20. A change to RS10 is appropriate for the following reasons:

1. The proposed zone is compatible with the surrounding area:

The proposed zone to RS10 is compatible to the surrounding area. The Site North of Judson Ave and West of Betty Lane is an RS3.3 residential single-family community. Directly 350 ft west of the property a developed RS5.2; Also East of Christy Lane and North of Judson Avenue to Carey Avenue the planned MN and zoned Rs5.2 respectively. Therefore, a zone change to RS10 conforms to a lower intensity and density of these areas.

2. The proposed zone RS10 meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

Policy 1.1.2 encourages a concentrate of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is near Nellis Boulevard and Lake Mead Boulevard which are major high-frequency transit corridors.

Additionally, the zone change also meets the more specific Sunrise Manor Goals and Policies including the following policies:

Policy SM 1.1 encourages reinvestment and revitalization of older neighborhoods that is compatible with existing development and the targeted infill should support varied housing options regardless of age, family structure, or income. Here, the Site is an infill property with the proposed

Policy SM - 1.1 encourages reinvestment and revitalization of older neighborhoods that is compatible with existing development and the targeted infill should support varied housing options regardless of age, family structure, or income. Here, the Site is an infill property with the proposed zone change to RS10 compatible with existing developed RS3.3 and RS5.2 residential single-family developments.

Policy SM 1.3 encourages compatible infill and redevelopment that...provides opportunities for a more diverse mix of uses, and... transit-supportive services. Here, the Applicant is proposing supportive housing.

3. The proposed zone change will not cause a detrimental to the public health, safety, and general welfare of the people of Clark County:

The proposed zone change will not cause any detriment to public health, safety, and general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a zone change to RS10 is appropriate as the owner has satisfied the standard for approval.

SINCERELY

HECTOR G SEDANO

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0031-TEJEDA-ROMERO, ERENIA & JIMENEZ-DIAZ, JOSE FELIX:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation for an accessory dwelling unit in conjunction with an existing single-family residence on 0.12 acres in an RS5.2 (Residential Single-Family) Zone.

Generally located on the south side of Imperial Avenue, 160 feet west of Frank Street within Sunrise Manor. TS/mh/ng (For possible action)

RELATED INFORMATION:

APN:

161-05-610-087

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an existing accessory dwelling unit to 1 foot 11 inches where a minimum of 5 feet is required per Section 30.02.06 (a 62% reduction).
- b. Reduce the rear setback for an existing accessory dwelling unit to 3 feet where a minimum of 5 feet is required per Section 30.02.06 (a 40% reduction).
2. Reduce building separation from an existing accessory dwelling unit to the residence to 2 feet 8 inches where a minimum of 6 feet is required per Section 30.02.06 (a 56% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4871 E. Imperial Avenue
- Site Acreage: 0.12
- Project Type: Accessory dwelling unit
- Number of Stories: 1
- Building Height (feet): 13 (accessory dwelling unit)
- Square Feet: 426 (accessory dwelling unit)

Site Plan

The plan depicts an existing single-family residence with an attached carport in the front of the property that is set back zero feet from the front and side property lines. The applicant indicates that the carport in front of the residence will be removed. There is a 426 square foot accessory

dwelling unit in the rear yard, which is located 2 feet, 8 inches away from the residence. The accessory dwelling unit is set back 1 foot, 11 inches from the side property line and 3 feet, 1 inch from the rear property line. Both the carport and the accessory dwelling unit were constructed without building permits.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The plan depicts a 13 foot tall accessory dwelling unit with a pitched, shingled roof. The structure features stucco material and a grey tone to match the existing residence.

Floor Plan

The plan depicts a 426 square foot accessory dwelling unit featuring a living room, kitchen, bedroom, closet, and restroom.

Applicant's Justification

The applicant states that a contractor was hired to construct the accessory structure, which has been converted into an accessory dwelling unit, but failed to obtain building permits and meet the setback requirements. The exterior materials of the accessory dwelling unit match the primary residence, and the applicant is coordinating with the Building Department to make any necessary changes to the structure.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0165-01	Reclassified 480 acres to RNP-III zoning	Approved by BCC	March 2001

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE23-29923 is an active Code Enforcement case on this property for building without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Setbacks help preserve the appeal of a neighborhood as well as mitigate impacts and possible safety issues for adjacent properties. Staff finds that the location of the accessory dwelling unit may have adverse effects on the adjacent properties to the east and south. Staff typically does not support reductions in building separations as maintaining a 6 foot separation between structures is important to ensure the safety of the subject property and adjacent properties. The proposed setback and building separation reductions are a self-imposed hardship, and the applicant has not provided a compelling justification for approval of these requests or alternatives to mitigate the negative impacts on the surrounding area. Therefore, staff cannot support these 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:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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: JOSE FELIX JIMENEZ

CONTACT: JOSE JIMENEZ, 4871 IMPERIAL AVENUE, LAS VEGAS, NV 89104

DRAFT

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0174-3899 N. LAS VEGAS BLVD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence and wall height in conjunction with an approved mini-warehouse facility on 1.65 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/mh/ng (For possible action)

RELATED INFORMATION:

APN:

140-08-114-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase fence, gate, and screen wall height along north and southwest property lines to 10 feet where a maximum of 8 feet is permitted per Section 30.04.03C (a 25% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3899 Las Vegas Boulevard North
- Site Acreage: 1.65
- Project Type: Fence and wall
- Fence/Wall Height (feet): 10

Site Plan

The plan depicts a mini-warehouse facility which was approved in November 2022, by the Planning Commission via WS-22-0462. The site remains unchanged, with the exception of proposed increases to fence, gate, and screen wall heights along the north and southwest property lines. The north property line features a 10 foot high block wall and 10 foot high wrought iron fences in the gaps located between the mini-warehouse storage units. A 10 foot high, 54 foot wide block wall runs along the southwest property line, connecting the existing 10 foot high wall along the west property line to the 2 story mini-warehouse building.

Landscaping

There are no proposed or required changes to landscaping associated with this application.

Elevations

The plans depict 2 wrought iron fences that are both 10 feet in height and feature a black paint finish, along with 3 concrete block wall areas that are also 10 feet in height and will match the color of the buildings.

Applicant's Justification

The applicant states that increasing the fence and wall height to 10 feet is necessary due to the frequency of unauthorized individuals accessing the site, which will inhibit the safety and viability of the mini-warehouse facility. The proposed height of the fence and wall areas will match the height of the single-story storage units. There are no proposed fences or walls along Puebla Street or Las Vegas Boulevard North.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0462	Waiver for modified driveway design for a mini-warehouse facility	Approved by PC	November 2022
VS-0942-00	Vacated and abandoned easements on the site and the property to the north	Approved by BCC	August 2000
DR-0943-00	42,000 square foot commercial and industrial complex	Approved by BCC	July 2000
TM-0225-00	1 lot commercial subdivision on 4.5 acres	Approved by BCC	July 2000
ZC-0329-00	Reclassified this site and the property to the north for a commercial and industrial complex	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Office/warehouse building
South	Business Employment	IP & RS5.2 (AE-70)	Distribution center & manufactured home park
East	Business Employment	H-2 (AE-65)	Undeveloped
West	Business Employment & Mid-Intensity Suburban Residential	CG & RS3.3 (AE-65)	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds that the proposed increase to fence, gate, and wall height will not have any adverse effects on the adjacent properties to the north and southwest. The proposed 10 foot wall height along the southwest property line will match the existing wall that buffers the residential properties. The industrial property to the north is a more intensive use, so increasing the height in this area will provide a buffer for the subject site. 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:

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW22-16285.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0334-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GERALD MINICH

CONTACT: GERALD MINICH, P.O. BOX 925, ATWOOD, CA 92811

DRAFT

WS 24-0174



JUSTIFICATION REQUEST

WE ARE IN THE PROCESS OF RECEIVING APPROVAL FOR A SELF STORAGE UNIT AT THE NORTH WEST CORNER OF N LAS VEGAS BLVD AND PUEBLA. WE ARE CURRENTLY WAITING FOR PUBLIC WORKS APPROVAL. OUR FACILITY HAS SINGLE STORY UNITS WHICH ARE (10) TEN FEET HIGH AND A 2 STORY UNIT. TO MAINTAIN SECURITY, WE WISH TO HAVE WALLS AND FENCES THE SAME HEIGHT AS OUR SINGLE STORY UNITS.

AS YOU KNOW , THE CURRENT STATE OF HOMELESSNESS HAS SKYROCKETED TO AN UNMANAGEABLE PROBLEM. MY CLIENT HAS HAD TO EVICT THE HOMELESS FROM HIS SITE IN ORDER TO COMPLY WITH THE LEGAL SYSTEM. IF FENCES AND WALLS WERE ONLY 6' HIGH THIS STORAGE FACILITY WOULD BECOME A HAVEN FOR VAGRENTERS AND WOULD DETER CLIENTS FROM RENTING UNITS. BY ERECTING 10 FOOT WALLS AND FENCES BETWEEN THE UNITS , WE WILL BE BUILDING A SECURE RENTABLE FACILITY.

THERE WILL BE (2) 10' GATES AND A 10' BLOCK WALL ALONG THE NORTH PROPERTY LINE WICH ABUTS A 50' EASEMENT. THERE WILL BE A 10' CONCRETE BLOCK WALL ALONG THE WEST PROPERTY LINE SPANNING FROM THE EXISTING RESIDENTIAL (10') WALL TO THE TWO STORY BUILDING; ALSO, A SHORT LENGTH OF WALL ON THE SOUTH SETBACK LINE FROM THE 2 STORY BUILDING TO THE OFFICE BUILDING. THE FENCES ON THE INTERIOR OF THE PROPERTY WILL BE 10' HIGH ALSO SECURING THE STORAGE UNITS FROM THE PUBLIC SPACE.ALL FENCES WILL BE WROUGHT IRON.

THERE WILL BE NO WALLS OR FENCES ON THE EAST (PUEBLA) OR SOUTH (LAS VEGAS BLVD) PROPERTY LINES.

THANK YOU FOR YOUR CONSIDERATION

A handwritten signature in black ink, appearing to read 'Gerald Minich', is written over the typed name.

GERALD MINICH
ARCHITECT