



Sunrise Manor Tow Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 2, 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
 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.covinton@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/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 12, 2022. (For possible action)
- IV. Approval of the Agenda for June 2, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

06/21/22 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)**06/21/22 PC**
- 2. **UC-22-0161-JOHNSON FAMILY TRUST & JOHNSON ROBERT D & GAYELLYN TRS:**
USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.
WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Linden Avenue and the south and east sides of Fogg Street within Sunrise Manor. TS/nr/syp (For possible action)**06/21/22 PC**
- 3. **UC-22-0247-INTERAGRO INC:**
USE PERMIT for a swap meet (indoor) on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the west side of Sloan Lane within Sunrise Manor. TS/lm/syp (For possible action)**06/21/22PC**
- 4. **VS-22-0256-LVBN PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard North and Alexander Road, and between Puebla Street and Lamb Boulevard within Sunrise Manor (description on file). MK/rk/xx (For possible action) **06/21/22 PC**
- 5. **WS-22-0271-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for site modifications to a previously approved multiple family development on 0.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Ringe Lane and the north side of Owens Avenue within Sunrise Manor. TS/md/syp (For possible action)**06/21/22 PC**

06/22/22 BCC

- 6. **DR-22-0248-NV DD LIVING TRUST & MADRIGAL, MANNY & ROSA TRS:**
DESIGN REVIEWS for the following: **1)** additional single family residential model; and **2)** finished grade for a previously approved single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone. Generally located on the south side of Lake Mead Boulevard, the north side of Kell Lane, and 470 feet west of Marion Drive within Sunrise Manor. TS/lm/jo (For possible action)**06/22/22 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: June 16, 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

May 12, 2022

MINUTES

Board Members: Alexandria Malone – Chair – EXCUSED Paul Thomas – PRESENT
Max Carter- PRESENT
Earl Barbeau – PRESENT Planning- Lorna Phegley & Hunter White

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 April 14, 2022 Minutes

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

IV. Approval of Agenda for April 28, 2022

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

V. Informational Items: None

VI. Planning & Zoning

06/07/22 PC

1. UC-22-0226-CRAIG & LAMB LLC:

USE PERMITS for the following: **1)** allow alcohol sales, liquor - packaged only; and **2)** allow alcohol sales, beer, and wine - packaged only on a portion of 7.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Craig Road, 398 feet east of Lamb Boulevard within Sunrise Manor MK/sd/syp (For possible action)06/07/22 PC

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

Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

2. **WS-22-0212-TOP GUN IRREVOCABLE BUSINESS TRUST:**
WAIVER OF DEVELOPMENT STANDARDS: for reduced driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility on 3.0 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/jor/jo (For possible action)06/07/22 PC
Moved by: Mr. Carter
Action: Approved per staff recommendations & recommendation to talk to neighbor
Vote: 3-0/Unanimous

06/08/22 BCC

3. **ET-22-400057 (ZC-20-0066)-RA SOUTHEAST LAND COMPANY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce the driveway throat depth; and 2) reduce the driveway approach distance.
DESIGN REVIEW for a hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor (description on file). MK/hw/syp (For possible action)06/08/22 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
4. **ET-22-400058 (WS-20-0277)-RA SOUTHEAST LAND COMPANY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for cross access in conjunction with a proposed hotel project on 2.4 acres in a C-2 (Commercial General) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)
06/08/22 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
5. **ET-22-400059 (DR-20-0422)-RA SOUTHEAST LAND COMPANY, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/syp (For possible action) 06/08/22 BCC
Moved by: Mr. Carter
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

VII. General Business: None

VIII. Public Comment: A neighbor was asking about who to speak to about a trash problem. Mr. Barbeau mentioned that he has seen cops giving out speeding tickets on Hollywood Blvd & asked about the Sloan channel repairs.

IX. Next Meeting Date: The next regular meeting will be June 2, 2022

X. Adjournment
The meeting was adjourned at 6:54pm

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)

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; and 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

	Planned Land Use Category	Zoning District	Existing Land Use
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; therefore, 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 the maximum number of Livestock, Large is limited per Table 30.44-1; 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.

PLANNING COMMISSION ACTION: April 19, 2022 – HELD – To 06/21/22 – per the applicant.

APPLICANT: HERMELINDA LERMA

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

ACCESSORY STRUCTURE/SETBACKS
(TITLE 30)

LINDEN AVE/FOGG ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0161-JOHNSON FAMILY TRUST & JOHNSON ROBERT D & GAYELLYN TRS:

USE PERMIT to allow an accessory structure not architecturally compatible with the principal structure.

WAIVER OF DEVELOPMENT STANDARDS for setbacks in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Linden Avenue and the south and east sides of Fogg Street within Sunrise Manor. TS/nr/syp (For possible action)

RELATED INFORMATION:

APN:

140-34-103-017

USE PERMIT:

To allow an accessory structure (metal carport) not architecturally compatible with the primary dwelling where required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback to 6 feet where 10 feet is required for an addition to the primary dwelling per Table 30.40-1 (a 40% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 611 N. Fogg Street
- Site Acreage: 0.5
- Project Type: Accessory structure
- Building Height (feet): 12
- Square Feet: 952 (metal carport)/635 (addition)

Site Plans

The plans show an existing 2 story single family residence with attached garage and a 6 foot high wall extending from the side yards to the rear of the site. A 635 square foot addition is proposed on the west side of the residence which would encroach 4 feet into the 10 foot side setback. A 952 square foot, 12 foot high accessory structure (metal carport) is located on the east side of the site with access onto Fogg Street from an existing gate.

Landscaping

Landscaping is not part of this request.

Elevations

The elevations show an addition on the west side of the residence with architectural features matching the home with a stucco exterior and a tiled roof. The photo simulation of the accessory structure (metal carport) shows a 12 foot high structure with open sides and a metal roof.

Floor Plans

The plans show an open floor plan for the addition with access from the existing garage attached to the home.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed addition will be used for storage and once the addition is constructed the existing sheds on the west side of the site will be removed. The metal carport will protect vehicles from the sun. The applicant requests approval of the use permit and the waiver of development standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
South & 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

Use Permit & Waiver of Development Standards

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.

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 use permits and waiver requests to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The proposed addition to the primary dwelling is architecturally compatible and would still comply with the 6 foot of building separation from the neighboring property to the west. The neighboring property has been developed with the home almost in the middle of the lot providing ample side yards. The accessory structure (metal carport) is a common structure within the surrounding residential area. Staff finds that the proposed encroachment and non-architecturally compatible carport will not have a negative impact on surrounding properties and can support the 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 Statute

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; 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.

Southern Nevada Health District (SNHD) - Septic

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHNSON FAMILY TRUST & JOHNSON ROBERT D & GAYELLYN TRS
CONTACT: ROBERT JOHNSON, 611 N FOGG STREET, LAS VEGAS, NV 89110

DRAFT

06/21/22 PC AGENDA SHEET

SWAP MEET
(TITLE 30)

CHARLESTON BLVD/SLOAN LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0247-INTERAGRO INC:

USE PERMIT for a swap meet (indoor) on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Charleston Boulevard and the west side of Sloan Lane within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:
161-04-520-004

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 5755 E. Charleston Boulevard
- Site Acreage: 2.2
- Project Type: Swap meet (indoor)
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 17,145
- Parking Required/Provided: 69/137

Site Plan & Request

The plan depicts an existing retail building to be converted into an indoor swap meet. The site has access to Charleston Boulevard and Sloan Lane. The building was originally constructed for a drug store with a drive-thru service window (Rite Aid). The drive-thru window will not be used as part of the swap meet.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

The existing building is approximately 29 feet in height and constructed of painted block and stucco. There are no proposed changes to the exterior of the building.

Floor Plans

The use will be conducted within the existing building and consist of stalls ranging in size from 8 feet by 10 feet to 12 feet by 14 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site is well positioned and physically suitable for the use with multiple points of ingress/egress and ample parking.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0810-99	Allowed a second on-premises sign on Charleston Boulevard	Approved by PC	July 1999
VS-0575-99	Vacated driveway easements	Approved by BCC	June 1999
ZC-1235-98	Reclassified 3.1 acres to C-2 zoning for a shopping center (west of subject parcel)	Approved by BCC	September 1998
VS-1166-98	Vacated driveway easements	Approved by PC	September 1998
UC-0162-98	Drive-thru restaurant with outside dining	Approved by PC	March 1998
DR-2145-97	Drug store with drive-thru service window	Approved by PC	January 1998
TM-500209-97	1 lot commercial subdivision on 5.6 acres	Approved by PC	October 1997
ZC-1138-96	Reclassified 5.7 acres to C-1 zoning	Approved by BCC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Retail & Multiple Family Residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single Family Residential
East & West	Corridor Mixed-Use	C-2	Shopping Center

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.

Staff finds that the proposed use will be conducted solely indoors and should be compatible with the surrounding uses.

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; 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)

- 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: INTERAGRO INC

CONTACT: ARTUR KUDRIN, 5148 GUARDIAN PEAK ST, LAS VEGAS, NV 89148





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0247</u> DATE FILED: <u>4/20/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>6/2/2022</u> PC MEETING DATE: <u>6/21/2022</u> BCC MEETING DATE: _____ FEE: <u>\$ 675-</u>
	PROPERTY OWNER NAME: <u>INTERAGRO INC / IBRAGIM AKHMEDOV</u> ADDRESS: <u>5235 SYLMAR AVE</u> CITY: <u>SHERMAN OAKS</u> STATE: <u>CA</u> ZIP: <u>91401</u> TELEPHONE: <u>323-202-6305</u> CELL: _____ E-MAIL: <u>interagro.us@gmail.com</u>
	APPLICANT NAME: <u>IBRAGIM AKHMEDOV</u> ADDRESS: <u>5235 SYLMAR AVE</u> CITY: <u>SHERMAN OAKS</u> STATE: <u>CA</u> ZIP: <u>91401</u> TELEPHONE: <u>323-202-6305</u> CELL: _____ E-MAIL: <u>la.ibragim@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ARTUR KUDRIN</u> ADDRESS: <u>5148 GUARDIAN PEAK ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-306-6975</u> CELL: _____ E-MAIL: <u>interagro.lv@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-04-520-004

PROPERTY ADDRESS and/or CROSS STREETS: 5755 E CHARLESTON BLVD, LAS VEGAS, NV 89142

PROJECT DESCRIPTION: INDOOR SWAP MEET

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

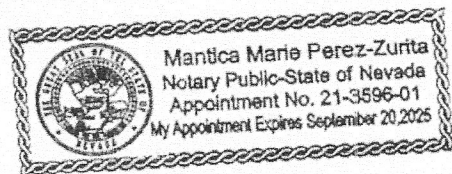
[Signature]
Property Owner (Signature)*

IBRAGIM AKHMEDOV
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/28/2021 (DATE)

By IBragim Akhmedov
NOTARY PUBLIC: [Signature]



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

LC 22 0247

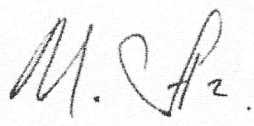
Justification Letter

1/10/2022

The owner of Interagro Inc Ibragim Akhmedov, ask for a special use permit for a Swap Meet because the building located in 5755 E Charleston Blvd, Las Vegas, NV 89142 was abandoned for a couple of year and the territory was gloomy.

The Swap Meet gives to people new workplaces, shopping center for people who live in that area as well and we will make that area nice and clean.

Ibragim Akhmedov
CEO Interagro Inc



UC-22-0247



175 E. Warm Springs Road
Suite 100
Las Vegas, NV 89119
T. 702.896.2000
F. 310.826.0182
www.nadelarc.com

March 22, 2022

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Dear Design Review Committee,

Please accept this Specific Use Permit Application for an indoor swap meet use in an existing approximately 17,154 square foot existing building located at 5755 E. Charleston Blvd. to be know as "Las Palmas Indoor Swap Meet". The APN is 161-04-520-004 (2.2 acres).

The property is currently zoned C-1. The existing building was constructed in 1999 for a drug/convenience store use and converted to a neighborhood grocery store in 2008. The building has been vacant for many years.

The proposed use is an indoor swap meet which is allowed within the current C-1 zoning with a special use permit. The Owner is not proposing to make any changes to the parking/ landscaping or exterior of the building.

The subject site is well positioned and physically suitable for this use. The proposed location multiple points of ingress/egress and ample parking surrounding the proposed building. Total required parking on the site is calculated to be 69 stalls based on 4stalls/1000 sf and total provided parking is 137 stalls; yielding a parking surplus of 68 stalls which is nearly double the required number of parking stalls.

In summary, the applicant believes that the proposed swap meet use compliments both the C-1 zoning district and the adjacent and surrounding neighborhood. Additionally, the proposed use will provide new local shopping opportunities and 75 vendor spaces for homegrown businesses.

Very truly yours,
NADEL NEVADA, INC.

Mark B. Mikelson, AIA
Principal

EASEMENT
(TITLE 30)

LAS VEGAS BLVD NORTH/PUEBLA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0256-LVBN PROPERTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard North and Alexander Road, and between Puebla Street and Lamb Boulevard within Sunrise Manor (description on file). MK/rk/xx (For possible action)

RELATED INFORMATION:

APN:
140-08-101-007

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a public drainage easement. More specifically, they are requesting the vacation of an existing 80 foot wide public drainage easement and replacing it with an entirely new 50 foot wide drainage easement, that is sized and configured appropriately for a new concrete channel, culvert, ramps, and drainage structure. These improvements will be constructed in conjunction with a distribution center that has been approved on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0714	100,000 square foot distribution center	Approved by BCC	February 2022
UC-20-0133	Vehicle repair facility	Approved by BCC	May 2020
UC-19-0914	Commercial vehicle repair with office as a principal use - expired	Approved by BCC	January 2020
DR-0726-06	Warehouse facility - expired	Approved by PC	January 2007
ZC-2195-97	Reclassified the site to M-D zoning	Approved by BCC	January 1998

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development 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

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASON TREI

CONTACT: JASON TREI, TWC CONSTRUCTION, 431 EASTGATE RD 3RD FLOOR,
HENDERSON, NV 89011

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS. 22-0256</u>	DATE FILED: <u>4-25-22</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6-2-22</u>
		TAB/CAC: <u>SUNNISE MANOR</u>	PC MEETING DATE: <u>6-21-22</u>
		BCC MEETING DATE: <u>-</u>	M-D / AE-GS Business Employment MK
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>LVBN Property LLC</u>
	ADDRESS: <u>4460 Riveria Ridge Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u>
	TELEPHONE: <u>702-898-9808</u> CELL: _____
	E-MAIL: <u>michael.frazier@xlcompanies.com</u>

APPLICANT	NAME: <u>Jason Trei</u>
	ADDRESS: <u>431 Eastgate Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89011</u>
	TELEPHONE: <u>702-597-3444</u> CELL: <u>702-234-4563</u>
	E-MAIL: <u>jtrei@twcconstruction.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Jason Trei</u>
	ADDRESS: <u>431 Eastgate Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89011</u>
	TELEPHONE: <u>702-597-3444</u> CELL: <u>702-234-4563</u>
	E-MAIL: <u>jtrei@twcconstruction.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-08-101-007

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd w/o Marion/ Puebla

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]

Property Owner (Signature)*

Michael Frazier

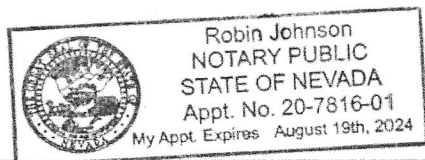
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4/25/22 (DATE)

By Michael Frazier

NOTARY PUBLIC: [Signature]



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

02/1/2022

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

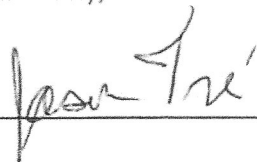
**Subject: Boulevard Industrial – Vacation of Public Drainage Easement.
Drainage Study# PW21-19984; Civil Structural Review# PW22-19984
APN: 140-08-101-007.**

Justification Letter

To Whom It May Concern,

On Behalf of our client, LVBN Property, LLC, we are requesting a Vacation of unnecessary portions of public drainage easement per the proposed new project design flowing from the west to east of parcel number 140-08-101-007. This project will consist of constructing a concrete storm drain with a 25' wide channel section, thus eliminating the need for an 80' wide easement and reducing it to a 50' wide easement. A Drainage study, submitted to Clark County concluded that.....

Sincerely,



Jason Trei
Pre-Construction Assistant Manager
TWC Construction

06/21/22 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

RINGE LN/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0271-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA
TRS:**

WAIVER OF DEVELOPMENT STANDARDS for reduced setback.

DESIGN REVIEW for site modifications to a previously approved multiple family development on 0.3 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the west side of Ringe Lane and the north side of Owens Avenue within Sunrise Manor. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-405-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street (corner) setback for a trash enclosure to 10 feet where a minimum setback of 20 feet is required per Table 30.40-3 (a 50% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.3
- Number of Units: 5
- Density (du/ac): 16.7
- Project Type: Multiple family residential development
- Number of Stories: 1 & 2
- Building Height (feet): 27 (multiple family building)/14 (detached 1 bedroom building)
- Square Feet: 4,072 (multiple family building)/444 (detached 1 bedroom building)
- Open Space Required/Provided: 1,000/1,560
- Parking Required/Provided: 10/10

Site Plans

The plans depict a proposed multiple family development previously approved by the Board of County Commissioners via ZC-1863-02 in February 2003. A waiver of development standards to permit a second story deck to overlook a single family residential development, in conjunction with a design review, were also approved with the zone change. A second waiver of development standards request to reduce the setback for a trash enclosure from a single family residential development was withdrawn at the BCC meeting. No additional waivers of development standards are required as the site plan was previously approved with the 2003 zone change. The plans depict a multiple family building consisting of 4 dwelling units with a detached studio apartment for a total of 5 dwelling units with a density of 16.7 units per acre. The modifications to the site include the addition of a proposed trash enclosure, necessitating the request for the reduced setback; to accommodate the trash enclosure. No additional changes are proposed to the previously approved site plan. The trash enclosure is located at the southeast corner of the site with a setback of 10 feet from the property line adjacent to Ringe Lane and Owens Avenue. The enclosure will be screened from the public right-of-way by a decorative, 6 foot high block wall adjacent to Owens Avenue and Ringe Lane. The modification to the parking lot entails the relocation of 1 parking space to the northeast corner of the site, to accommodate the required trash enclosure. Access to the site is granted via a single, proposed driveway immediately adjacent to Ringe Lane. Ten parking spaces are required where 10 parking spaces are provided.

Landscaping

The plans depict a 6 foot wide landscape area adjacent to a 5 foot wide attached sidewalk along Ringe Lane. A 10 foot wide landscape area is located behind an existing 5 foot wide attached sidewalk adjacent to Owens Avenue. The street landscape areas consist of trees planted 20 feet on center, in addition to shrubs and groundcover. An open space area immediately to the west of the multiple family building measures 1,560 square feet where a minimum open space area of 1,000 square feet is required. An intense landscape buffer, per Figure 30.64-12, is provided along the north property line measuring 10 feet in width, with a double row of evergreen trees planted 20 feet on center. The previously approved landscape plan did not require parking lot landscaping and a waiver of development standards is not required.

Elevations

The plans depict a previously approved 2 story, 27 foot high multiple family building consisting of a pitched, concrete tile roof. The detached, 1 bedroom building measures 14 feet in height to the top of the pitched, concrete tile roof. Both buildings consist of a stucco exterior and will be painted with neutral, earth tone colors.

Floor Plans

The two story multiple family building measures 4,072 square feet in area and features four, 2 bedroom units. The detached unit measures 444 square feet and features 1 bedroom.

Applicant's Justification

The applicant states the trash enclosure is located in the best position of the site in order to accommodate the parking lot and the movement of cars in and out of the area safely and

efficiently. The trash enclosure at the proposed location will be screened by the 6 foot high decorative wall and will not be visible from the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1863-02	Reclassified the site from R-2 to R-3 zoning for a multiple family development	Approved by BCC	February 2003

Surrounding Land Use

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

Waiver of Development Standards and Design Review

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 finds the applicant has provided adequate justification for the waiver of development standards to reduce the setback for the proposed trash enclosure. The potential locations for the required trash enclosure are limited due to the previously approved configuration of the project site. The trash enclosure meets the required setback distance from the existing single family residential development to the north and west; however, compliance with the residential setbacks necessitates the waiver request to reduce the side street corner setback. The trash enclosure is located behind a proposed 6 foot high decorative block wall, and will be screened from the public right-of-way. The reconfiguration of the parking lot, which entails the relocation of 1 parking space to the northeast corner of the site, should have minimal to no impact on the project site; therefore, staff can support these requests.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: WS-22-0271 DATE FILED: 4/27/22
 PLANNER ASSIGNED: M/VO
 TAB/CAC: SUNRISE MANOR TAB/CAC DATE: 6/2/22
 PC MEETING DATE: 6/21/22 @ 6:30
 BCC MEETING DATE: -
 FEE: \$1,150

PROPERTY OWNER

NAME: Jose S. Martinez Sr & Francisca P. Martinez
 ADDRESS: 6265 Lindell Rd.
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 7022345508 CELL: 7024182506
 E-MAIL: pepemjr@gmail.com

APPLICANT

NAME: Jerry Miceli Architect
 ADDRESS: 3020 Phoenix St
 CITY: Las Vegas STATE: NV ZIP: 89121
 TELEPHONE: 7023084073 CELL: _____
 E-MAIL: jmiceliarchitect@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Jose S. Martinez Sr
 ADDRESS: 6265 Lindell Rd.
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: 7022345508 CELL: 7024182506
 E-MAIL: pepemjr@gmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-405-009
 PROPERTY ADDRESS and/or CROSS STREETS: Ringe Lane and Owens Ave.
 PROJECT DESCRIPTION: New 2 Story 4 Plex & Single Story Studio Apartment Complex

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

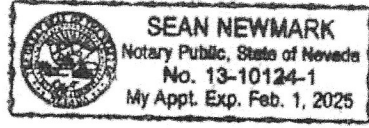
Jose S. Martinez Sr
 Property Owner (Signature)*

Jose S. Martinez & Francisca P. Martinez
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON JUN 10 2022 (DATE)
 By FRANCISCA MARTINEZ AND JOSE MARTINEZ

NOTARY PUBLIC: _____



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

March 29, 2022

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741
Las Vegas, NV 89155-1741

Re:
Justification Letter Regarding
applications for a 4Plex & Studio Complex located at
Ringe Lane & E. Owens Ave
APN# 140-21-405-009

PLANNER
COPY

To Whom It May Concern:

This letter is to inform you that the project consists of a two story 4 plex structure and a one story studio structure, along with a parking Lot and suitable Landscaping Design.

This would provide the best use for the property under the present and probable future market conditions. While offering Living Opportunities to future tenants, it will also provide a Great, complimentary design and image to that high traffic area with great access to the site.

We are also requesting a Waiver of the standard 20' setback for the Trash Enclosure to be reduced to the proposed 10' setback, and Design Review for modifications of the parking lot. The Trash Enclosure at the proposed location is screened by the 6' high decoration wall and is not visible from the street.

We have located it in the best position of the site in order to accommodate the Parking lot and the movement of cars in and out of the area safely and efficiently. We ask to please consider the 10' setback and location of the enclosure as we have designed it

Sincerely,

Jose S. Martinez Sr.

Jose S. Martinez Sr. (Mar 29, 2022 11:05 PDT)

Jose S. Martinez Sr. /Owner

Francisca P. Martinez

Francisca P. Martinez (Mar 29, 2022 11:06 PDT)

Francisca P. Martinez /Owner

06/22/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LAKE MEAD BLVD/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0248-NV DD LIVING TRUST & MADRIGAL, MANNY & ROSA TRS:

DESIGN REVIEWS for the following: 1) additional single family residential model; and 2) finished grade for a previously approved single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone.

Generally located on the south side of Lake Mead Boulevard, the north side of Kell Lane, and 470 feet west of Marion Drive within Sunrise Manor. T\$/lm/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-301-005; 140-20-301-016; 140-20-301-020

DESIGN REVIEWS:

1. Additional single family residential model.
2. Increase finished grade to 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 58.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4615 Lake Mead Boulevard
- Site Acreage: 8.9
- Number of Lots: 49
- Density (du/ac): R-2 Zone (7.0)/R-T Zone (4.97)
- Minimum/Maximum Lot Size (square feet): 3,436/8,747 (previously approved)
- Project Type: Single family residential development
- Number of Stories: 2 (proposed)/1 (previously approved)
- Building Height (feet): 24 (proposed)/up to 20 (previously approved)
- Square Feet: 2,029 (proposed)/1,322 to 1,840 (previously approved)

Request

The purpose of the request is to review an additional single family residential model and increase the finished grade height for the previously approved single family residential subdivision. There are no changes to the previously approved site plan or subdivision layout.

Site Plan

The previously approved project is on a former manufactured home development (along the west side of the site) and all homes have been removed. The previously approved development consists of 49 single family residential lots and 5 common lots. The approved lot sizes range from 3,436 square feet to 8,747 square feet with an overall density of 5.5 dwelling units per gross acre. Access to the site is from both Lake Mead Boulevard and Kell Lane. An approved 43 foot wide private street provides access to the 49 lots and bisects the project from north to south.

Landscaping

There are no changes to the approved landscaping. A previously approved 10 foot wide landscape area is proposed behind an existing attached sidewalk along Lake Mead Boulevard. There is also an approved 6 foot wide landscape area behind an existing attached sidewalk along Kell Lane.

Elevations

The proposed plan depicts a 2 story model with an overall height of 24 feet. The previously approved plans depict 4, one story models. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plan

The proposed plan depicts a 2,029 square foot up to 5 bedroom single family residence. The previously approved models range in size from 1,322 square feet to 1,840 square feet with options that include multiple bedrooms, 2-car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed finished grade height increase is for Lot 3 through Lot 6, and Lot 31, and Lot 44 through Lot 49 due to the necessary flow depth and natural topography. The proposed 2 story model will be located on Lot 1 through Lot 9 and Lot 43 through Lot 49 in the R-2 zoned portion of the development and both requests should have minimal impact on the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0010	Single family residential subdivision with reduction to street landscaping and increased wall height	Approved by PC	March 2022
TM-22-500006	49 single family residential lots on 8.9 acres	Approved by PC	March 2022

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0168-17	25 single family residential lots - expired	Approved by PC	December 2017
DR-0888-17	Single family residential subdivision on 5.2 acres - expired	Approved by PC	October 2013
TM-0152-13	25 single family residential lots - expired	Approved by PC	October 2013
ZC-1083-00	Established the R-T zoning on the southern portion of the site	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-2, R-T, & C-2	Manufactured home site & commercial building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Business Employment	R-2, R-T, & R-3	Single family residential & multiple family residential
West	Business Employment	R-T & R-2	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
Design Review #1**

Staff finds that the proposed single family residential model is an appropriate addition to the subdivision. The additional product variety provides for greater flexibility for home buyers, and the design elements are utilized on all sides of the residential buildings, including articulating building facades; therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Public Works - Development Review

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.

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; 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.
- 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.

Fire Prevention Bureau

- No comment.

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 #0367-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISAAC SUMMERS

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0248</u> DATE FILED: <u>4/21/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SM</u> TAB/CAC DATE: <u>6/2/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/2022</u> FEE: <u>\$1075.00</u>
	PROPERTY OWNER NAME: <u>Toll South LV LLC</u> ADDRESS: <u>3625 S. Town Center Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702)216-7040</u> CELL: _____ E-MAIL: <u>isummers@sbhlv.com</u>
	APPLICANT NAME: <u>Toll South LV LLC, Attn: Isaac Summers</u> ADDRESS: <u>3625 S. Town Center Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702)216-7040</u> CELL: _____ E-MAIL: <u>isummers@sbhlv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering, Attn: Janna Felipe</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-20-301-005, -016 & -020

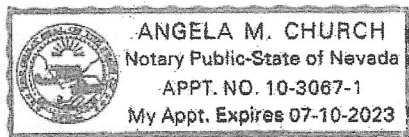
PROPERTY ADDRESS and/or CROSS STREETS: E. Lake Mead Blvd. and Marion Dr.

PROJECT DESCRIPTION: Design Review to add a 2-story model (Model 2029)

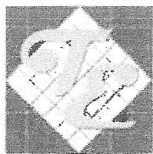
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Janet Love Janet Love - Division President
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON April 07, 2022 (DATE)
By Janet Love
NOTARY PUBLIC: Angela M Church



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



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

PLANNER
COPY

April 13, 2022

Lorna Phegley, Senior Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Marion & Lake Mead – Design Review (APR-22-100300)
(Previous Applications: TM-22-500006 / WS-22-0010)
APN(s): 140-20-301-020, -016, & -005

Dear Lorna:

On behalf of our client, Storybook Homes, Taney Engineering is respectfully submitting a project description letter for a Design Review for a proposed 8.92 gross acre, 49 lot single-family residential subdivision.

Design Review – For SFR Model to Previously Approved SFR Subdivision

Our previous design review for application WS-22-0010 only included single story floor plans and elevations. At the request of our client, we would like to include one additional two-story floor plans and elevations. The two-story plan will only be proposed to be used within the R-2 zone boundary for this project, lot numbers 1 to 9 and 43 through 49.

The 2 additional two-story plan will be detached single-family home that is approximately 2,029 sq. ft. This home will be two-story approx. 23-ft 4-in in height, below the 35 ft. allowed in this zoning district. The home will have a two-car garage, living room, dining room, full kitchen, four bedrooms, three bathrooms, laundry room, and a bonus room (loft area) or optional 5th bedroom on the second floor. The exterior will have a concrete tile pitched roof with stucco exterior walls. Pop outs and fenestration is shown around all widows including shutters on the front elevation; stone siding is provided on some columns near entry.

Design Review – Increased Grade Height To 57” Where 36” Allowed Per Sect. 30.32.040

On behalf of our client, we would like to apply for a design review for the excess fill for lots 3, 4, 5, 6, 31, and lots 44-49. Due to the flow depth being 1.32 and the natural topography of the site, these lots will experience increased fill greater than 36” from the existing ground. The maximum difference in elevation between the proposed and existing grade is 4 ft. 9 in. (57”) maximum of fill above the existing elevations on the site. The location of this is on lot 48. We expect the impact to the adjacent properties to be minimal.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Respectfully,

Taney Engineering

Jeremiah Johnson
Land Planner