



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

June 13, 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/fDD.
- 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, [ji!niko@hotmail.com](mailto:ji!niko@hotmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S, Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

**BOARD OF COUNTY COMMISSIONERS**

TICK SEGERBLOM, Chair - WILLIAM MCCURDY 11, 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 30, 2024. (For possible action)
- IV. Approval of the Agenda for June 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

**06/18/24 BCC**

- 1. **UC-24-0214-KG REAL ESTATE, LLC:**  
**USE PERMITS** for the following: **1)** office as a principal use; and **2)** outside storage.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.  
**DESIGN REVIEW** for office/warehouse with outside storage on 3.04 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located on the south side of Las Vegas Boulevard North, 280 feet east of Pecos Road within Sunrise Manor. WM/lm/ng (For possible action)**06/18/24 BCC**

**07/02/24 PC**

- 2. **DR-24-0192-VARELA-RIVERA JONATHAN & AHUMADA-RIOS CLAUDIA:**  
**DESIGN REVIEW** for architectural compatibility for an existing accessory structure in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast side of Macadamia Drive, 190 feet south of Pohickery Court within Sunrise Manor. WM/nai/ng (For possible action)**07/02/24 PC**
- 3. **PA-24-700008-RCIP, LLC SERIES X:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/gc (For possible action) **07/02/24 PC**
- 4. **ZC-24-0217-RCIP, LLC SERIES X:**  
**ZONE CHANGE** to reclassify 1.04 acres from an RM18 (Residential Multi-Family 18) Zone to RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action) **07/02/24 PC**
- 5. **WS-24-0218-RCIP, LLC SERIES X:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate accessory structure setbacks; **2)** reduce parking; **3)** eliminate buffering and screening standards; and **4)** reduce open space.  
**DESIGN REVIEW** for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action) **07/02/24 PC**
- 6. **UC-24-0180-KOBOLD CONSTRUCTION GP & BRAVO WHISKY PROPERTIES, LLC:**  
**USE PERMIT** for a vehicle paint/body shop in conjunction with an existing office/warehouse complex on a portion of 3.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay. Generally located on the south side of Colton Avenue, 600 feet east of Lamb Boulevard within Sunrise Manor. MK/rp/ng (For possible action) **07/02/24 PC**

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KEVIN SCHILLER, County Manager

01/03/24 BCC

7. **WC-24-400050 {UC-21-0422)-CRYSTALS LLC:**  
**WAIVER OF CONDITIONS** requesting full off-site improvements in conjunction with a previously approved single-family residential development attached (duplex) on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Palm Street, approximately 390 feet north of Cedar Street within Sunrise Manor. TS/my/ng (For possible action) **07/03/24 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 27, 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**

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KEVIN SCHILLER, County Manager



# Sunrise Manor Town Advisory Board

May 30, 2024

## MINUTES

Board Members:	Earl Barbeau - Member - PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member- PRESENT	Stephanie Jordan -EXCUSED Sondra Cosgrove-Member-PRESENT Planning- Roxy
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
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 16, 2024 Minutes

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

IV. Approval of Agenda for May 30, 2024

**Moved by: Ms. Cosgrove**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

V. Informational Items: Ms. Martinez informed everyone that the Hollywood Recreation center offers Summer classes for kids. They will also be offering indoor pickle ball for 50+ plays Tuesdays & Thursday during the summer from 8am-11am. More information can be obtained at the front desk.

# Planning & Zoning

VI.

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. 1\1K/rk (For possible **action**)**06/04/24PC**

**Moved by: Mr. Barbeau**  
**Action: Denied per staff recommendations**  
**Vote: 4-0/unanimous**

BOARD OF COUNTY COMMISSIONERS  
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KEVIN SCHILLER, County Manager



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)06/04/24PC

**Moved by: Mr. Barbeau**  
**Action: Denied per staff recommendations**  
**Vote: 4-0/unanimous**  
06/18/24 PC

3. **WS-24-0031-TEJEDA-ROMERO, ERENIA & JIMENEZ-DIAZ, JOSE FELIX:**  
**WANERS 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

**Moved by: Mr. Barbeau**  
**Action: Denied per staff recommendations**  
**Vote: 3-1**

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

**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/unanimous**

VII. General Business: None

VIII. Public Comment: Mr. Williams stated the streetlights are out on Bonanza & Washington by Mt. Hood.

IX. Next Meeting Date: The next regular meeting will be June 13, 2024

X. Adjournment  
The meeting was adjourned at 6:58 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0214-KG REAL ESTATE, LLC:**

**USE PERMITS** for the following: 1) office as a principal use; and 2) outside storage.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce street landscaping.

**DESIGN REVIEW** for office/warehouse with outside storage on 3.4 acre urban IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the south side of Las Vegas Boulevard North, 280 feet east of Pecos Road within Sunrise Manor. WM/Im/ng (For possible action)

RELATED INFORMATION:

**APN:**

140-18-102-028

**WAIVER OF DEVELOPMENT STANDARDS.**

Allow shrubs on Cecile Avenue where trees are required per Section 30.04.01.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND**

**Project Description**

**General Summary**

- ~~Site~~ Address: N/A
- ~~Site~~ Area: 3.04
- ~~Project~~ Office with outside storage
- ~~X~~
- ~~Building~~ Height (office/warehouse)/15 (temporary modular office)
- ~~Square~~ Footage (office/warehouse)/80,742 (outside storage)/2,160 (temporary office)/1,360 (storage containers)
- ~~Number~~ of parking spaces provided: 40/40
- Sustainability Required/Provided: 7/7

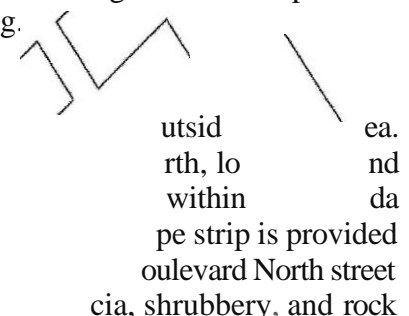
**Site Plan**

The plan depicts a proposed office building set back 20 feet from Las Vegas Boulevard North, with outside storage located to the west and south of the office building. A temporary office building and 4 accessory storage buildings are shown near the south property line. Access to the site is from Las Vegas Boulevard North and Cecile Avenue. Vehicle parking for the site is located to the east of the office building, which includes 40 parking stalls, 6 bicycle spaces, and a loading space. A 5 foot wide decorative brick pedestrian walkway is provided from the east parking area

to the building front entrances. The gated outdoor storage area is located on the west and south sides of the building, the south side of the parking area, and north of Cecile Avenue. Both gates will remain open during business hours, and there is a 29 foot wide paved drive aisle between both gates. The access gate along Cecile Avenue is set back 18 feet. The temporary office building and storage containers are set back 25 feet from Cecile Avenue. The 4 permanent storage containers are located 25 feet from the south property line and 10 feet from the west property line. There is 20 feet between the storage containers. A trash enclosure with a recycling container is located on the south side of the office/warehouse building within the outdoor storage area. A permit is required since the outdoor storage area is larger than the building.

Landscaping

The plans depict an 8 foot to 10 foot high decorative block wall along the east property line and separated from the existing Department of Transportation (NDOT) right-of-way. Street landscaping, 20 feet wide, is proposed along the east property line adjacent to the parking lot. Landscaping and parking lot landscaping are included and include mulch. A 10 foot wide landscape area is provided along the sidewalk. The landscaping along Cecile Avenue consists of bougainvillea, angel's wing cactus, rough leaved agave, and rock mulch.



outside area. North and south side of the decorative block wall is provided. A 20 foot wide boulevard North street side, shrubbery, and rock mulch.

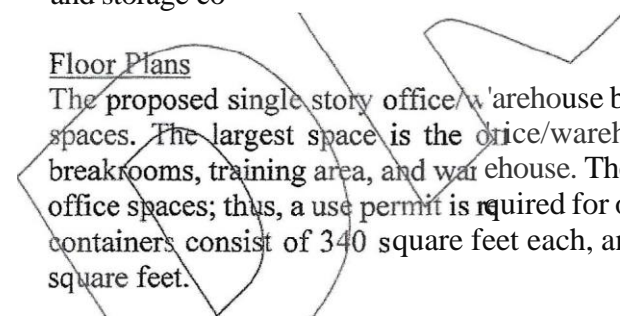
Elevations

The plan depicts a 26 foot high metal awnings over the doors and window openings. The exterior colors are described as to be shielded and recessed. The height of the proposed office and storage containers.

at include split-face masonry, over all west and south facing elevation on all elevations. The exterior is shielded and recessed. Light poles will be installed. The modular office building has an overall wood siding. The modular office building proposed office and warehouse building colors.

Floor Plans

The proposed single story office/warehouse building consists of 11,650 square feet with 3 tenant spaces. The largest space is the office/warehouse and includes reception, conference, offices, breakrooms, training area, and warehouse. The remaining 2 suites are shown as future stand-alone office spaces; thus, a use permit is required for offices as a principal use. The 4 permanent storage containers consist of 340 square feet each, and the temporary modular office consists of 2,160 square feet.



Applicant's Justification

The applicant indicates that the proposed building will be owner occupied by a traffic control and barricade company. The additional office and outdoor storage areas are needed to provide traffic planning, management, training space for field personnel, and access to traffic barrier items. Initially, the outdoor storage area will be secured by 8 foot decorative walls, and if additional security is needed, the walls will be increased to 10 feet in height. The applicant also indicates that the temporary office will be removed 90 days after a certificate of occupancy is obtained for the main office/warehouse building. Lastly, the applicant indicates that the proposed landscaping



along Cecile Avenue is requested to help with crime prevention through environmental design to help mitigate any unwanted soliciting along the rear of the property where there is an open area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-18-0078 (UC-1028-17)	Waived a condition requiring full off-site improvements	Denied by BCC	May 2018
UC-1028-17	Accessory structure (wall) prior to the principal use	Approved by PC	January 2018
ZC-1006-08	Reclassified the site from an H-2 to M-D zoning	Approved by BCC	November 2009

**Surrounding Land Use**

Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Business	IP (AE-70)	School
South	Business	RM32 (AE-70)	Multi-family residential
East	Business Employment	IP & H-2 (AE-70)	Vehicle maintenance & repair facility & multi-family residential
West	Business Employment	H-2 (AE-70)	Commercial complex

**STANDARDS FOR**

The applicant shall demonstrate that the proposed use is in compliance with Article 3

is consistent with the Master Plan and

**Analysis**

**Comprehensive Zoning, Use Permits**

A special use permit is required on the subject property.

Adjacent sites or right-of-way will be adequately served and not impose an undue burden.

On a case basis in consideration of the standards for the proposed use, the applicant shall demonstrate that the proposed use will not have a substantial or undue adverse effect on adjacent properties, including but not limited to: noise, odors, traffic conditions, parking, public improvements, public safety, and general welfare; and that the proposed use will not impose an undue burden on adjacent properties, facilities, and services, and will not impose an undue burden on the community.

Staff has identified a critical issue with the increase in office space and outdoor storage area with the proposed use. The surrounding area has a mix of uses and is planned for light industrial uses. Staff is concerned about the use permits, however, since staff is not supporting the waiver of development standards, staff cannot support these requests.

**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 street landscaping along Cecile Avenue does not provide the intended softening or shade for the street frontage. Staff finds that there are residential uses to the south and east of the site that may benefit from additional shade within the built environment to support the reduction of heat island effects within the community. For the reasons stated, staff does not support the request.

**Design Review**

Development of the subject property is reviewed to determine if the proposed development is harmonious and compatible with the design characteristics and other architectural and landscape features of the area; and 3) site access and circulation on the proposed roadways or neighborhood traffic.

While staff can support the proposed uses and site layout, staff is unable to support the waiver for landscape and site layout, staff is unable to support the design review.

**Staff Recommendation**

Denial.

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

**PRELIMINARY FINDINGS:**

**Comprehensive Planning**

If approved:

- Remove the temporary modular office within 3 months of obtaining a certificate of occupancy for the office/warehouse building;
- Certificate of occupancy and/or business license shall not be issued without approval of a compliance.
- Applicant is required to complete the project within 2 years from the approval date the application must commence or expire unless extended with approval of an extension of time; in certain circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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**

- Drainage study and compliance;
- Traffic study and compliance;

- **Full** off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Cecile Avenue improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

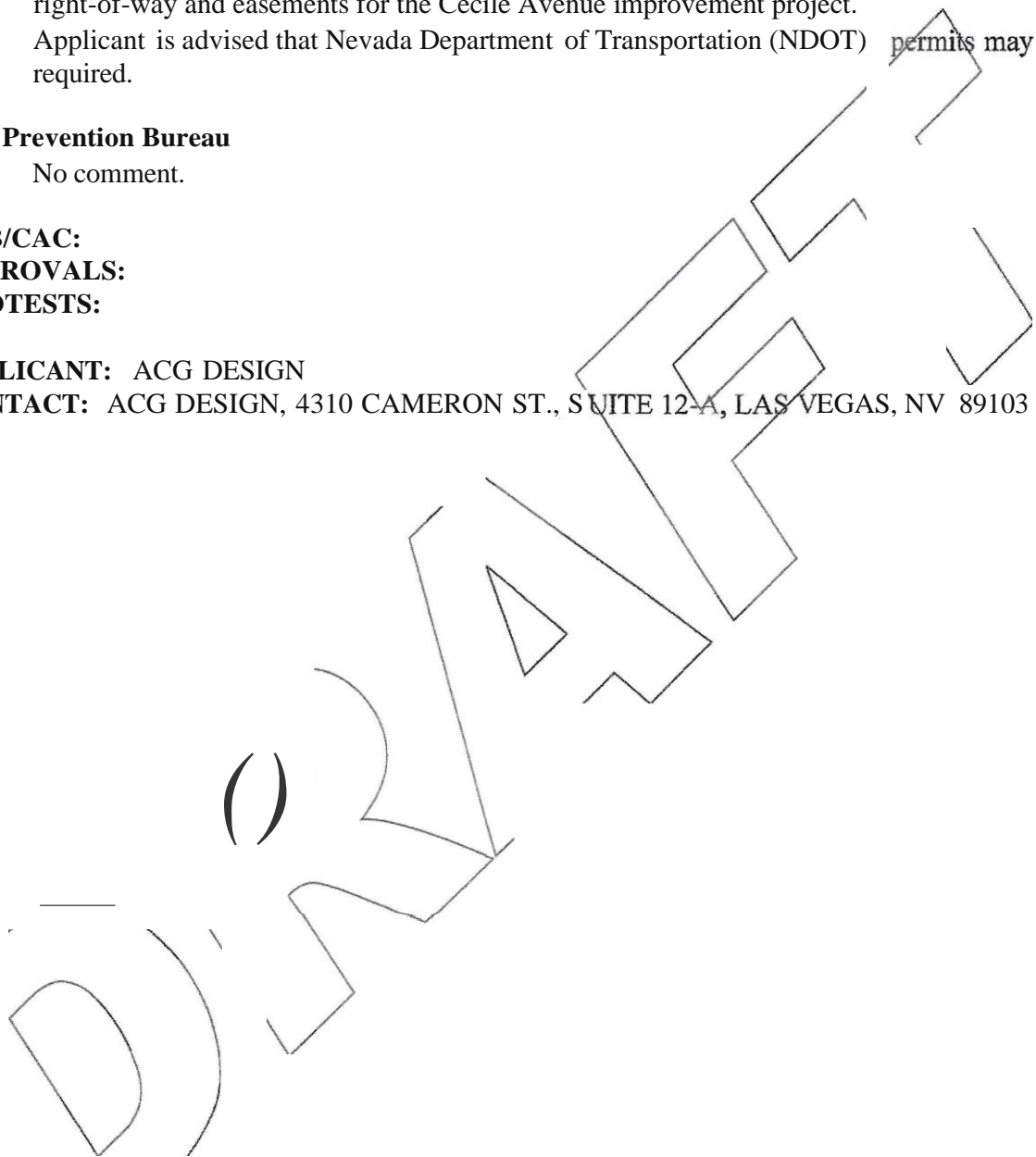
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON ST., SUITE 12-A, LAS VEGAS, NV 89103





May 3, 2024

Clark County Zoning & Comprehensive Planning  
4701 W Russell Road  
Las Vegas, NV 89118

**MOB Office**  
**APN# 140-18-102-028**

### **Justification Letter**

To whom it may concern,

This project is for a new Office-Warehouse mixed use building to be owner occupied by a local traffic control and barricade company that will be situated along Las Vegas Boulevard, which is located on an IP (Industrial Park) zoned parcel.

A 60'-0" x 36'-0" temporary structure and 4 storage units are to be located behind the building on the south within an outdoor storage area. This area will be secured with an 8'-0" decorative split face Masonry wall that will be built around the property line providing both privacy and protection of the yard space of the building. (A 10'-0" maximum height wall is being requested for approval in the event that additional security is needed allowing the owner to raise the wall an additional 2 feet if needed)

The temporary modular office will be used as a space for assembly of traffic barricades until the main building is constructed. The storage unit's are needed for more secure on-site storage. All will be painted to match the proposed building color. Please note the temporary modular office will be removed from the property 90 days after a certificate of occupancy is obtained for the new building. The on-site storage unit's will remain.

The new building provides an appealing architectural design offering a mixed use of materials including: Split-Face Masonry, Metal Awnings, Varying Parapet Height, elevations, and numerous Stucco Extrusions along the facades that are compliant on all (4) elevations with Title 30.

The building exceeds all of the following required building setbacks:

Front: Required 20'-0" | Provided 20'-1"  
Side (West): Required 10'-0" | Provided 11'-1"  
Side (East): Required 10'-0" | Provided 91'-0"  
Rear: Required 0'-0" | Provided 178'-0"

The building height is 23'-4", that is less than the 50'-0" allowed.

The overall development parking layout has been designed to meet the minimum required parking as we provide 40 stalls with 2 being ADA compliant. 6 bicycle stalls are also

provided that are located near the building entrances that meet the quantity required. Along with the parking we have also provided a 25' x 12' loading zone within our site. A Trash Enclosure with a Recycling Container are located within the storage open area.

The following landscaping is being provided:

Parking Lot: 11 trees required | 15 Provided  
North Las Vegas Boulevard: 6 trees required | 8 Provided  
Cecile: 16 Trees Required | 0 Provided (\*see waiver request #2 below)  
Total 33 Trees with 23 Trees Provided

Note: Water-efficient shrubs around the parcel to provide a natural experience for the public.

Cecile Avenue will provide a 5'-0" attached sidewalk per "PWP-CI-2023-414" along with a 10'-0" landscaped area.

In addition to this a 5'-0" decorative brick pedestrian walkway is provided that connects the east side of the parking lot to the building with access to Las Vegas Boulevard. The sidewalk along the east side of the parking lot is to be paved and decoratively patterned.

The following are the Identified land use application requests:

**A special use permit for office as a principal use in IP zone.**

Justification: The building is owner occupied and provides an important service to the community for traffic control which requires a larger office area in order to provide traffic planning, traffic management along with a training classroom for field personnel education.

**A special use permit for outside storage to exceed indoor primary use in 1e zone, per 30.03.07D.4.**

Justification: The outside storage area is needed for access to traffic items that need to be readily available for field use.

**A waiver of development standards #1 is being requested to remove the requirement for a pedestrian walkway from Cecile Ave. to the building.**

Justification: This is being requested due to safety and crime related concerns that pedestrians may face along the south side of the parcel. The main building is oriented along Las Vegas Boulevard that provides public pedestrian and vehicular access.

**Waiver of development standards #2 to allowed alternative street landscaping on Cecile Avenue, per 30.04.01C.1.v.**

Justification: This is being requested to help with "Crime Prevention Through Environmental Design" style of vegetation behind an attached sidewalk that follows Cecile Avenue to help mitigate any unwanted soliciting along the rear of the property where the open area is. This style of vegetation has been approved and signed by a Nevada Certified Landscape architect as well (Reference 22.00 and Stamp Number 554. Please see the attached picture of the "Crime Prevention Through Environmental Design" style of plants below). Below are suggested plantings to be provided:

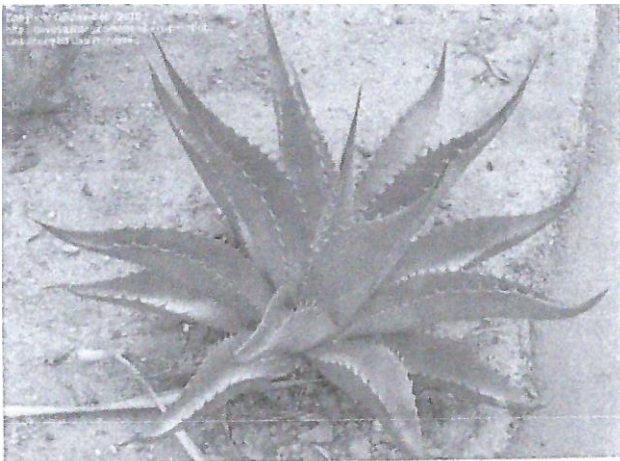
**Crime Prevention Through Environmental Design Plants:**



Crime Prevention Through Environmental Design Plant 1 – Buckhorn Cholla (photo above)  
[www.consultaplantas.com](http://www.consultaplantas.com)



Crime Prevention Through Environmental Design 2 - Angel's Wing Cactus (photo above)



Crime Prevention Through Environmental Design 3- Rough Leaved Agave (photo above)

**A Design Review for office/warehouse with outside storage.**

Justification: The proposed office/warehouse meets the criteria outlined in Title 30 to provide mixed use of materials on all 4 sides of the building along with an aesthetically pleasing appearance that enhances the surrounding area.

The building articulation follows the required Design Standards for Nonresidential Developments as we have provided various material changes along all Elevations. The material changes fall within the 50'-0" horizontal articulation standards which features Split-Face Masonry, Window Glazing, Stucco finishes, Metal Awnings and a 24" step in the parapet along the stucco extrusions that features a decorative railing. We have also provided an articulated Building entrance that incorporates a Metal Awning over all of the public entrances as well as Stucco extrusions to provide architectural elements for an enhanced entrance. Overall, the provided materials present an aesthetically pleasing view of the surrounding area, and greatly enhance the building presentation.

The overall design proposed conforms to the Sustainability requirements as 7 total points have been provided where 7 are required for this Nonresidential project. Please note that an additional effort has been made to provide more trees along North Las Vegas Boulevard and the Public Parking area than is required per code.

The following 7 sustainable points are being provided through the following criteria:

<b>SUSTAINABILITY</b>	
<p><b>Water Efficient Landscaping:</b> Provide 95% or more of plants have low or very low water needs. (1 pt)</p> <p><b>!.f!i. Provided all Low or Very Low water needs plants</b></p>	<b>1 PT</b>
<p><b>Parking Lot Trees:</b> Provide mature tree canopies to cover at least 50% of paved parking (1 pt)</p> <p><b>!.f!i. Provided tree canopy shading over 26/40 stalls.</b></p>	<b>1 PT</b>
<p><b>Cool Roofs:</b> Provide roof w/SRI=to or &gt; 78 for low sloped roofs (&lt;2.12) &amp; 29 for steeply sloped roofs (&gt;2.12) 1 pt</p> <p><b>.tel. Provided a 'Winter White' painted roof with 88 SRI rating</b></p>	<b>1 PT</b>
<p><b>Shade Structures:</b> Provide shade/awnings over 50% of south/west windows &amp; doors (1 pt). Add 1 pt for each additionally 25% (typically-3 foot min. overhang)</p>	<b>3PTS</b>

<p><b>1/2 PT: Provided Awnings</b> over 100% of doors and windows along the south/west elevations</p>	
<p>Low-Emissivity Glass: Provide on all south &amp; west facing windows. (1/2 pt)</p> <p><b>1/2 PT: Provided Low-Emissivity Glass on all south &amp; west facing windows</b></p>	1/2 PT
<p><b>Nonresidential Ventilation:</b> Provide floor to ceiling heights of 11 feet on all floors (1/2 pt)</p> <p><b>1/2 PT: Provided at least 11'-0" ceiling height within the entire building</b></p>	1/2PT
<b>Total Points</b>	<b>7PTS</b>
<b>Required Points</b>	<b>7PTS</b>

Overall, the project for the new Office-Warehouse mixed use building will provide an aesthetically pleasing building in this area that will enhance the existing area. The building substantially complies with Title 30 Sustainable standards as well as strategically addresses local safety concerns to further secure the area with the waivers being requested.

Let me know if you have any further questions.

Thank you,

Kerry M. Shahan, AIA  
 Architectural Civil Group, LLC.  
 Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
 (702) 355-9638



5/3/24



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-24-0192-VARELA-RIVERA JONATHAN & AHUMADA-RIOS CL**

**DIA:**

**DESIGN REVIEW** for architectural compatibility for an existing accessory structure in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the northeast side of Macadamia Drive, within Sunrise Manor. (For possible action)

90 feet south of Pohickery Court

**RELATED INFORMATION:**

**APN:**

140-06-721-090

**DESIGN REVIEW:**

Allow an existing accessory structure (shipping container) with the principal dwelling where required per SV 30.04.0.

that is not architecturally compatible

**LAND USE PLAN:**

SUNRISE MANOR -

NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- **Site Address:** 4126 Macadamia Drive
- **Site Area:** 0.22
- **Project:** Shipping container
- **Building Height:** 10 feet
- **Square Feet:** 320

**Site Plan**

The plan depicts an existing single-family residence on 0.22 acres. The lot is pie shaped. The front of the house faces west towards Macadamia Drive. The rear yard includes 1 shipping container which is not architecturally compatible with the primary residence. The door of the shipping container faces north. The shipping container meets all the setback and separation requirements and is 320 square feet.

**Landscaping**

There are pine trees planted every 7 feet along the rear property line and along the side street property line.

Elevations

The shipping container is 9 feet and 6 inches tall. However, the shipping container is not architecturally compatible to the primary residence. The shipping container was painted a light beige color, which does not match the color of the primary residence. Also the shipping container has a nondecorative metal exterior with a flat metal roof while the primary residence has a stucco exterior and a concrete tile roof.

Applicant's Justification

The applicant has a code enforcement violation (CE-24-00100) for having a shipping container in the rear yard that is visible to the public right-of-way. The applicant could not receive consent letters from all adjacent neighbors. As a result, she is applying for a design review to waive the architectural compatibility for the shipping container.

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)	RS3.3	Single-family residential

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

CE-24-00100 is an active violation for a shipping container that can be seen from the public right-of-way.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Architectural compatibility and building design standards are implemented to ensure that development within the urban area is visually appealing. According to the code violation, CE-24-00100, the shipping container used to have a red exterior color. As a result, the applicant painted the shipping container a light beige color. Although, it does not match the primary residence, it is a good start to help resolve the code enforcement violation. The applicant also planted pine trees every 7 feet along the rear boundary wall and along the side street boundary wall. Once the trees reach their full growth in height, this would help for future buffering purposes, and to help soften the visual of the shipping container. Staff also finds that the applicant is making further progress to resolve this issue, because there is an active building permit in process for the shipping container (BD-24-03822). Staff can support this application if applicant

continues to complete the building permit and paints the shipping container to match the existing residence.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 1 year to complete the building permit and inspection process of the application will expire unless extended with approval of an extension of time;
- Paint accessory structure to match the primary residence.
- Applicant is advised a substantial in violation may warrant denial or added conditions to the project has not commence if work towards completion e has e a el. sp quire a new land use conditions and deadlines. compliance with all

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**FAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT:** CLAUDIA AHUMADA-RIOS

**CONTACT:** CLAUDIA AHUMADA-RIOS, 4126 MACADAMIA DRIVE, LAS VEGAS, NV 89115

Claudia Ahumada-Rios  
4126 Macadamia Dr.  
Las Vegas. Nevada 89115  
Parcel# 140-06-721-090

To whom it may concern,

I, Claudia Ahumada-Rios, owner of the above-mentioned property, writes this Justification Letter to inform you of my plans on a container box located in this property. This container box sits on the ground of my backyard and will be used as a storage. This container box will not need any utilities as its main purpose is to be used as a storage unit only. The container was painted a light beige color that blends with the surrounding neighborhood. There is landscaping along the east rear boundary fence and along the south side street boundary fence. The trees are 7 feet apart from each other on both the east and south side of the fence . I would also like to mention that I have an active building permit BD-24-03822 to install a con-nex box for storage. There is also an active code enforcement CE-24-00100 for a tall shipping container in the rear yard. Lastly I would like to mention that I have consent letters from certain adjacent neighbors. Those neighbors are , Yvette Ambis property owner of 4120 Macadamia Dr, Jorge A Salazar R property owner of 4203 Apple Oak Court, Azucena

Hernandez property owner of 4215 Apple Oak Court. I am applying for a Design Review to waive the architectural compatibility of my con-nex box per Section 30.04.05.D. Although the beige color matches the surrounding neighborhood , the material and color does not match my house.

Thank you for your understanding.

Sincerely,

Claudia Ahumada-Rios

A handwritten signature in black ink that reads "Claudia Ahumada-Rios". The signature is written in a cursive style and is underlined with a single horizontal line.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700008-RCIP, LLC SERIES X:**

**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 1.04 acres.

Generally located on the west side of Nellis Boulevard, 350 :6 north of Kell Lane within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

**APN:**

140-20-701-018

**EXISTING LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - VRBA NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description** ( )

**General Summary**

- Site Address: *NI*
- Site Acreage : 1.04
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states there will be no substantial adverse impacts to public facilities and services in the area as a result of the proposed change in land use category to Urban Neighborhood (UN). Furthermore, the applicant states the proposed change will be harmonious and compatible with the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0079-14	Reclassified the site from R-3 to C-1 zoning for a restaurant - expired	Approved by BCC	April 2014
NZC-0543-08	Reclassified the site from R-3 to C-1 zoning for a retail center - expired	Approved by BCC	August 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0930-06	Reduce the front setback and open space requirements for a single-family residential subdivision - expired	Approved by BCC	September 2006
TM-0288-06	14 lot single-family residential subdivision - expired	Approved by BCC	September 2006
ZC-0864-05	Reclassified the site from R-E and R-2 zoning to R-zoning for a single-family residential subdivision	Approved by BCC	March 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Use	PF	Monaco Middle School
South	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped

**Related Applications**

Application Number	Request
ZC-24-0217	A zone change to reclassify the site from RM18 to RM32 is a companion item on this agenda.
WS-24-0218	A waiver of development standards and a design review for a multiple family residential development 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  
Plan Amendment**

The applicant shall establish the request is consistent with the overall intent of the Master Plan and demonstrate the proposed amendment 1) is based on changed conditions or further studies; 2)• comply 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 to the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use category

include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

The request for Urban Neighborhood (UN) is compatible with the su adjacent property to the south is zoned RM32 which allows up to 32 dw therefore, would be conforming to the UN land use category. The • and west is owned by the Clark County School District (CCSD private drive leading to Monaco Middle School and undevelo finds the UN land use category will not adversely impact the site is located adjacent to a 100 foot wide arterial street (N multiple family residential projects can be accommo 1.1.2 of the Master Plan which encourages concen access to existing or planned high-frequency tr infrastructure, and other services; and Policy 6.2.1 new development is compatible with established complies with Policy 5.3.3 of the Maste • from the Nellis Complex Compatible points out the lack of housing form- need for increased housing near Nellis land use category is appropriate for th'

The ; and north s of a Staff the ity • cy ith g 1 of ermore, the request he strategies resulting CUP, Strategy HA-1 Base (AFB) and the e request for the UN

**Staff Recommendation**

Adopt and direct th forwarded to the 9:00 a.m., unless otherwise announced.

• on ad e amendment. This item will be eting for final action on August 7, 2024 at

If this request s adopted, the Board and/or Commission finds that the application is consistent with the stand rds and purpose enumerated in t the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/C C:**  
**APPROVALS:**  
**PROTEST:**



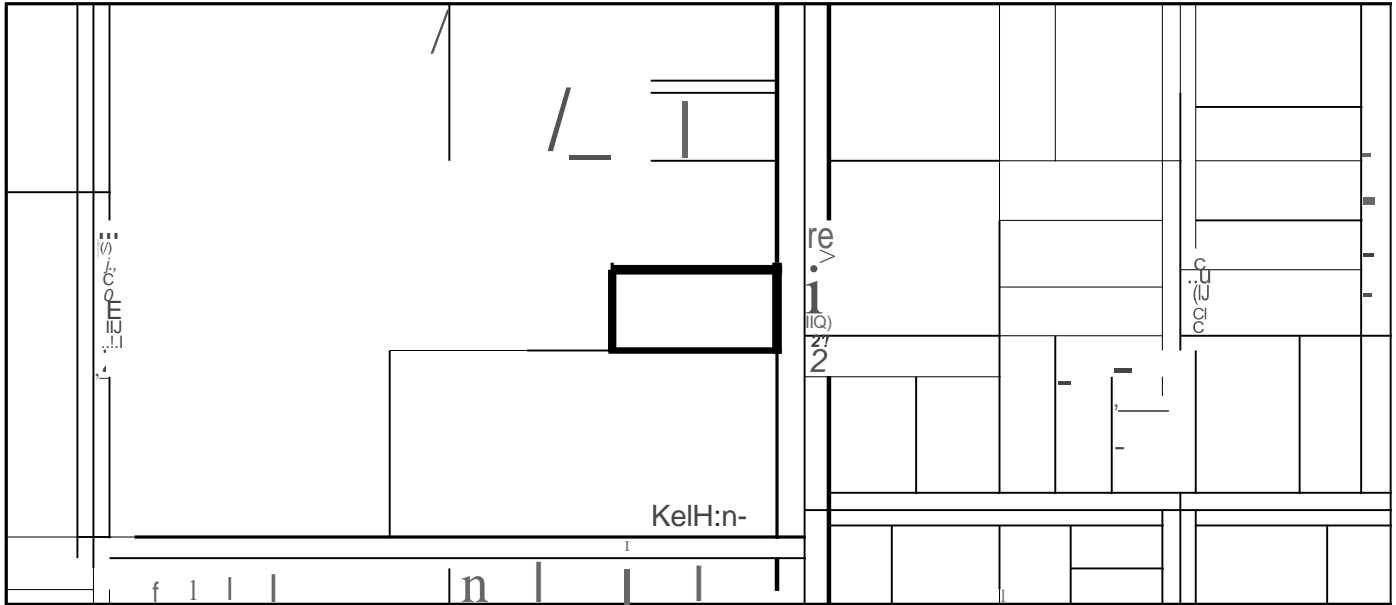
**APPLICANT:** RCIP, LLC SERIES X

**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180-211,  
LAS VEGAS, NV 89131

DRAFT

# Planned Land Use Amendment PA-24-700008

# DA



**Current**



**Requested**

**Neighborhoods**

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

**Employment**

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

**Commercial and Mixed Use**

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

**Other**

- Agriculture (AG)
  - Open Lands (OL)
  - Public Use (PU)
  - Major Projects (MP)
  - Planning Areas
- £S3 Requested Area To O,ange

## Sunrise Manor Clark County, Nevada

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



## Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

April 22, 2024

Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

CIVIL,  
ENGINEERING  
9,14-700002

RE: APR 23-101235

To Whom It May Concern:

We are respectfully requesting approval of a Master Plan Amendment from Compact Neighborhood - Up to 18 du/ac to an Urban Neighborhood - greater than 18 du/ac. This request is for a three (3) story thirty (30) unit apartment complex.

There will be no substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm-water and drainage facilities, as a result of the uses allowed. We believe this project to be harmonious and compatible with the surrounding area and respectfully ask for your consideration.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please feel free to contact me via email at: [info@thetaylorconsultinggroup.com](mailto:info@thetaylorconsultinggroup.com) or on my mobile number: 702-994-3844.

Respectfully,

*Nathaniel Taylor*

Nathaniel Taylor

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0217-R C I P LLC SERIES X:**

**ZONECHANGE** to reclassify 1.04 acres from an RM18 (Residential Medium-Density Multi-Family 18) Zone to RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor (description on file). TS/jud (For possible action)

RELATED INFORMATION:

**APN:**

140-20-701-018

**LAND USE PLAN:**

SUNRISE MANOR - URBAN NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address:
- Site Acreage: 1.01/J
- Existing and Use/development:

Applicant's Justification

The applicant states there will be no substantial adverse impacts to public facilities and services in the area as a result of the proposed rezoning request. Furthermore, the applicant states the proposed change will be harmonious and compatible with the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0079-14	Reclassified the site from R-3 to C-1 zoning for a restaurant - expired	Approved by BCC	April 2014
NZC-0543-08	Reclassified the site from R-3 to C-1 zoning for a retail center - expired	Approved by BCC	August 2008
WS-0930-06	Reduced the front setback and open space requirements for a single-family residential subdivision - expired	Approved by BCC	September 2006
TM-0288-06	14 lot single-family residential subdivision - expired	Approved by BCC	September 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0864-05	Reclassified the site from R-E and R-2 zoning to R-3 zoning • single-family residential subdivision	Approved by BCC	March 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District Overlap	Existing Land Use
North & West	Public Use	PF	Monaco Middle School
South	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped

**Related Applications**

Application Number	Request
PA-24-700008	A plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) is a companion item on this agenda.
WS-24-0218	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.

**STANDARDS**

The applicant's request is consistent with the Master Plan and is in compliance with Title 30.

**PURPOSE**

**Analysis**

**Comprehensive Planning**

In this case, the applicant must demonstrate the zoning district is compatible with the surrounding area. The proposed RM32 zoning is compatible with the area since the same zoning district was previously approved to the south of the site. West and north of the site is a middle class neighborhood and east of the site is commercially zoned. Furthermore, the request complies with Policy 1.3.2 which encourages the mix of housing options in terms of product type and lot sizes within larger neighborhoods. For these reasons, staff finds the request for the RM32 Zone appropriate for this location.

**Staff Recommendation**

Approval: This item will be forwarded to the Board of County Commissioners' meeting for final action on August 7, 2024, at 9:00 am., 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**

- 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 Tracing #0229-2024 to obtain your POC exhibit; to flow contributions exceeding CC estimates may require another POC analysis.

**TAB/CAC:**

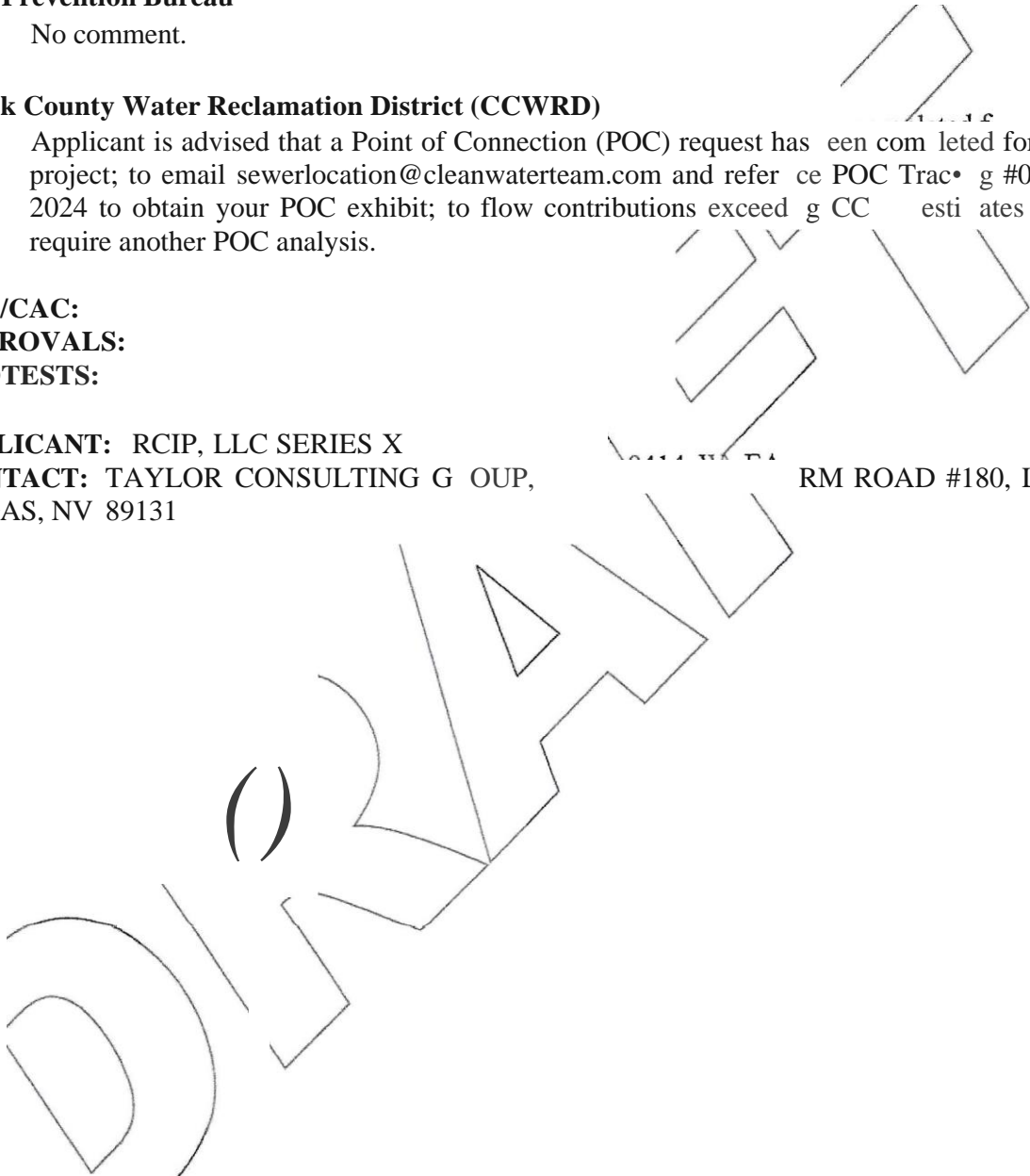
**APPROVALS:**

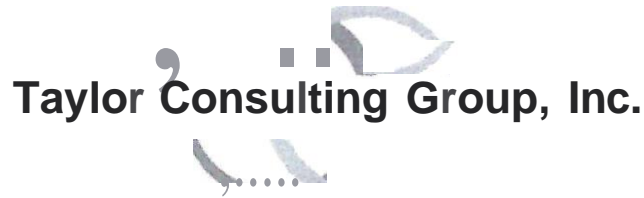
**PROTESTS:**

**APPLICANT:** RCIP, LLC SERIES X

**CONTACT:** TAYLOR CONSULTING GROUP,  
VEGAS, NV 89131

ARM ROAD #180, LAS





Government Affairs & Land Use Consultants .. Liquor & Gaming Licensing

April 30, 2024

Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**CIVIL  
ENGINEER J. G.  
Z...C- -0 17**

RE: APR 23-101235

To Whom It May Concern:

We are respectfully requesting approval of a Zone Boundary Amendment from RM18 to RM32. This request is for a three (3) story thirty (30) unit apartment complex. We have been in contact with Commissioner Tick Segerblom, and he has given his okay for this project. The correspondence with his office is attached hereto.

There will be no substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm-water and drainage facilities, as a result of the uses allowed. We believe this project to be harmonious and compatible with the surrounding area and respectfully ask for your consideration.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please feel free to contact me via email at: [info@thetaylorconsulting.com](mailto:info@thetaylorconsulting.com) or on my mobile number: 702-994-3844.

Respectfully,

*Nathaniel Taylor*

Nathaniel Taylor

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0218-RCIP, LLC SERIES X:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate accessory structure setbacks; 2) reduce parking; 3) eliminate buffering and screening; and 4) reduce open space.

**DESIGN REVIEW** for a multi-family residential development on 1.04 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Nellis Boulevard, 350 feet north of Kell Lane within Sunrise Manor. TS/jud/ng (For possible action)

RELATED INFORMATION:

**APN:**

140-20-701-018

**WAIVERS OF DEVELOPMENT STANDARDS**

1. a. Eliminate accessory structure (trash enclosure) to zero feet where a trash enclosure is required per Section 30.04.02 (a 100% reduction).
- b. Eliminate accessory structure (trash enclosure) to zero feet where a trash enclosure is required per Section 30.04.02 (a 100% reduction).
2. Reduce parking spaces to 9 parking spaces are required per Section 30.04.04 (a 100% reduction).
3. a. Eliminate an scaping 350 feet of landscaping is required per Section 30.04.02 (a 100% reduction).
- b. Allow a 6 foot high non-decorative screen wall and a 6 foot high decorative metal fence where an 8 foot high decorative screen wall is required per Section 30.04.02.
4. Reduce the required open space area to 2,164 square feet where 3,000 square feet of open space is required per Section 30.02.10 (a 28% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.04
- Project Type: Multi-family residential development
- Number of Units: 30



- Density (du/ac): 28.84
- Number of Stories: 3
- Building Height (feet): 40
- Square Feet: 693 per multi-family unit
- Open Space Required/Provided: 3,000/2,164
- Parking Required/Provided: 59/49
- Sustainability Required/Provided: 5/5

Site Plans

The plans show a proposed 3 story, 20,790 square foot multi-family residential complex on 1.04 acres. The proposed setbacks are as follows: 89 feet to the north; and 46 feet to the south. Forty-nine parking spaces are located on the north and south sides of the building, which are accessed via a 24 foot wide driveway. The proposed residential development requires 59 open spaces. A proposed trash enclosure is on the northwest corner of the site and parking are accessed through a 40 foot wide driveway on Nellis Boulevard.

The plans also depict 2 open space areas. One open space is located on the west side of the building and the other is located on the east side of the building. The residential development requires a minimum of 3,000 square feet of open space. The plans depict a proposed 6 foot high wrought iron fence along the perimeter of the site. On the south side is an existing 6 foot high retaining wall with a 6 foot high CMU screen wall on top.

Landscaping

The plans show a street landscaping consisting of 4 feet wide sidewalks ranging from 15 feet to 35 feet in width along Nellis Boulevard. Within the parking lot, 11 Chilean mesquite shrubs planted on the landscape finger islands. All trees are to be planted as perimeter landscaping. No buffering and screening, which is required along the north and west sides of the site adjacent to the school parcel, is provided.

Elevations

The proposed apartment complex is shown to be a maximum height of 40 feet. The exteriors of the building consist of light gray colored stucco with dark gray stucco pop-outs and railings along the exterior walkways. The exteriors also consist of several architectural articulations along the north and south facades. The east and west facades do not provide architectural enhancement. No signs are required. The elevations show that floors are connected with staircases located along the walkways.

Floor Plans

The plans for the apartment complex show 30, two bedroom units on 3 floors. The units have a living space, a kitchen, a bathroom and 2 bedrooms in a 693 square foot area.

Applicant's Justification

The applicant states the proposed development is a cohesive fit for the area. There is an abundance of transit options, grocery stores, fast food restaurants, schools, and churches within close walking distance. The plans provided depict a building with colors that will blend in with the area. There is not enough space on the site to accommodate the required accessory structure's setback and the fire lane, hence the request to eliminate the side and rear setback. The applicant further states that several residents will be low income, reducing the number of vehicles on property. Also, the applicant provided a map depicting 4 bus stops within walking distance of the site.

In addition, the applicant states that the proposed elimination of the north and west sides of the site is necessary since the iron fence with the overhanging trees on the parking lot and private driveway (school).

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**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0079-14	Reclassified the site from R-3 to C-1 zoning for a restaurant - expired	Approved by BCC	April 2014
NZC-0543-08	Reclassified the site from R-3 to C-1 zoning for a retail center - expired	Approved by BCC	August 2008
WS-0930-06	Reduced the front setback and open space requirements for a single-family residential subdivision - expired	Approved by BCC	September 2006
TM-0288-06	14 lot single family residential subdivision - expired	Approved by BCC	September 2006
ZC-0864-05	Reclassified the site from R-E and R-2 zoning to R-3 zoning for a single-family residential subdivision	Approved by BCC	March 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District Overlap	Existing Land Use
North & West	Public Use	PF	Monaco Middle School
South	Compact Neighborhood (up to 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped

**Related Applications**

Application Number	Request
ZC-24-0217	A zone change to reclassify the site from RM18 to RM32 is a companion item on this agenda.
PA-24-700008	A plan amendment to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (N) is a companion item on this agenda.

**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 for its proposed location by showing subject property will not be affected materially affect the health and safety of the immediate vicinity, and will not be adversely affected by the proposed improvements, facilities, or services.

request is appropriate for the area adjacent to the subject property. The proposal will not result in, or visiting the site will not be in the public welfare; and 3) the burden on, any public

Waivers of Development Standards #1, #2, & #3

The purpose of the waiver is to prevent the massing of buildings and intense uses next to less intense uses, and to encourage a structure (transformation) of the site would not have a detrimental effect on the neighborhood. The trash enclosure. Additionally, staff finds the request to reduce the required parking acceptable since there are several bus stops within walking distance to the site. The parking lot landscaping is adequate between the proposed development and the developed properties to the north and south. Although staff does not object to these requests, since staff is recommending denial of the waiver for open space and the design review, staff cannot support these requests.

Waivers of Development Standards #4

The applicant did not provide any justification for the request to reduce the required open space. Staff finds that a tree in each open space would not provide shading opportunities within the open space to help reduce and prevent radiant heating. The proposed areas are approximately one third smaller than the Code requirement and the applicant is not providing any other type of amenity within the development. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not un• ghtly or undesirable in appearance; and 3) site access and circulation do not negative! mpact djacent roadways or neighborhood traffic.

Staff finds that the proposed use is suitable for the site. The propose nt ·es with Policy 1.1.1 of the Master Plan, which supports the revitalizatio or ough targeted in-fill development and the diversification of housi he ite and building design lack design standards that foster hi ent. ed design depicts 2 sided architecture rather than the 4 si ed b. re specifically, the building fo;ade presents a blank w rd. ed open space areas are small with the blank building ·ng es. Likewise, the plans only depict 1 on-site pedestrian side o the o the parking lot providing a lack of connectivity between the parking areas and the units. Therefore, staff cannot support the design review request

**Staff Recommendation**

Denial. This item will be forwarded to the B!5,rodf nty mmiss· ners' meeting for final action on August 7, 2024, at 9:00 a.m., ess o ise ann nee .

If this request is approved, th oard and/ r Co ssion finds at the application is consistent with the standards and erat d in the 1 st • Ian, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINAR STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Completion
- 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**

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**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 PO Tracking #0229-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RCIP, LLC SERIES X

**CONTACT:** TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

**DRAFT**



Government Affairs & Land Use Consultants .. Liquor & Gaming Licensing

April 30, 2024

Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

BACK UP  
INFORMATION  
WS-24-0218

RE: APR 23-101235

To Whom It May Concern:

We are proposing a three (3) story apartment building to be constructed at the corner of North Nellis Boulevard and Kell Lane, APN 140-20-701-018. As it stands now the lot has never been developed, nor has the land directly north. We believe this is a cohesive fit for the area in that there is an abundance of transit options, grocery stores, fast food restaurants, schools, and churches within close walking distance.

Our plans provide for an attractive building with colors that will stand out in the area, bringing an updated palette to an area that has been dirt for the life of all of Las Vegas.

We have reached out to Commissioner Tick Segerblom and he has given his blessing for us to move forward with the planning process. We are hopeful that we can get our project approved and start construction in 2024.

We are respectfully requesting approval of five (5) Waivers of Development standards for the following:

1. Reduce the side interior setback for an accessory structure (trash enclosure) to zero (0) feet where five (5) feet is required per Section 30.02.10, page 20. Due to the required and completely necessary Fire Lane, there is simply not enough space to accommodate five (5) feet of setback, hence our request for a Waiver.



## Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants " Liquor & Gaming Licensing

2. Reduce the rear setback for an accessory structure (trash enclosure) to zero (0) feet where five (5) feet is required per Section 30.02.10, page 20. Due to the required and completely necessary Fire Lane, there is simply not enough space to accommodate five (5) feet of setback, hence our request for a Waiver.
3. Reduce parking to 49 parking spaces where 59 spaces are required for "multi-family dwelling" per Section 30.04.04 (Parking) and Table 30.04-2 (Minimum Required Parking, page 144). See Attachment A
4. Reduce the required open space area to 2,164 feet where 3,000 square feet of open space is required per Section 30.02.10, page 20.
5. We are requesting a Waiver of Throat Depth wherein 50 feet is required we are providing for 14.61 feet. Our justification is that there will be no gate or any other obstructions to traffic flow for the first 25 feet. See attached.

Please find attached our sustainability Planning Checklist where 5 points are required by Title 30 Development Standards, 30.04.05 Site and Building Design, Part J (Sustainability); we are providing for 6 points. The attached Sustainability Provision checklist provided by Clark County Comprehensive Planning Department outlines what provisions we have made in order to achieve our total points.

There will be no substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, because of the uses allowed. We believe this project to be harmonious and compatible with the surrounding area and respectfully ask for your consideration.



Government Affairs & Land Use Consultants ◦ Liquor & Gaming Licensing

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please feel free to contact me via email at; [info@thetaylorconsultinggroup.com](mailto:info@thetaylorconsultinggroup.com) or on my mobile number: 702-994-3844.

Respectfully,

*Nathaniel Taylor*

Nathaniel Taylor



07/02/24 PC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0180-KOBOLD CONSTRUCTION GP & BRAVO WHISKY PROP, RTIES, LLC:**

**USE PERMIT** for a vehicle paint/body shop in conjunction with an existing office/warehouse complex on a portion of 3.25 acres in an IP (Industrial Park) Zone and an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located on the south side of Colton Avenue, 600 feet east of Lamb Boulevard within Sunrise Manor. MK/rp/ng (For possible action)

east of Lamb Boulevard within

**RELATED INFORMATION:**

**APN:**

140-08-401-015 ptn

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT (YM)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 21-40 Colton Avenue
- Site Area: 3.2 (portion)
- Project Title: Vehicle paint/body shop
- Square Feet: 9,600
- Permitted/Required/Provided: 19/24

Site Plan

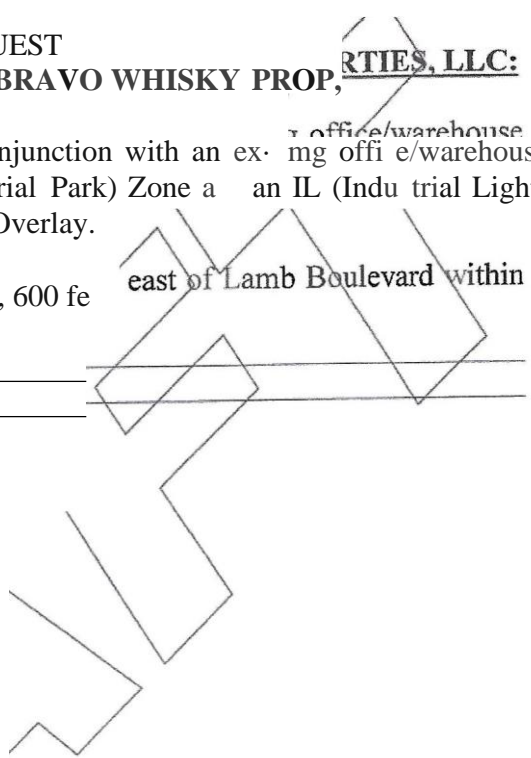
The plan depicts a 9,600 square foot suite that consist of 3 suites (suites 101 through 103). The building, which is located on the western half of the northern building, will be used for an automobile collision repair and paint/body shop. The existing office/warehouse is located on the south side of Colton Avenue and is approximately 600 feet east of Lamb Boulevard.

Landscaping

No changes to the previously approved landscaping are proposed with this application.

Elevation

The existing building consists of painted concrete walls, glazed storefront windows, and 3 roll-up doors. No changes to the building elevations are proposed with this application.



**Floor Plans**

The plans for the suite depict a 9,600 square foot space with an office, reception, breakroom, 2 restrooms, and the rest of the suite will be used for collision repair and vehicle paint and body.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant states that their business has been working for the past 8 years specializing in collision repair and paint. However, upon the recent change of address, they are in the APZ-2 overlay, which requires a special use permit.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0064-06	Automobile paint and body shop in the other building on the site	Approved by PC	February 2006
DR-0152-00	65,600 square foot office/warehouse	Approved by PC	March 2000
ZC-2279-97	Reclassified from R-E AE-75 & APZ-2) to M-1 and M-D AE-75 & APZ-2) zoning	Approved by BCC	February 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75 & APZ-2)	Single-family residential
South, East, & West	Business Employment	IP & IL (AE-75 & APZ-2)	Industrial uses

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Comprehensive Planning**  
**Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed business will meet the requirements for auto body paint and repair business in an IP and IL zones. Due to the location of this site within the accident potential zone for Nellis Air Force Base, a special use permit is required to determine if there may be additional factors which would make the use incompatible and/or inconsistent with Base operations. The staff finds the business will be compatible and consistent with the area and base operations. Staff finds that the business will not negatively impact adjacent residential developments since it is approximately 140 feet from the building to the residential developments and all the work will be done inside. Therefore, staff recommends approval of 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 30 days from the application must commence or the application is denied. The application must be denied if the project has not commenced within the time specified; change a new land use application; and the applicant resubmits an application not complying with all conditions and deadline.

**Public Works - Development Review**

- No comment.

**Flood Prevention Board**

- Comment.

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

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

TAB/C:   
 APPROVALS:   
 PROTESTS:

**APPLICANT:** ELOY ABONCE MARTINEZ

**CONTACT:** ELOY ABONCE MARTINEZ, 4405 E. COLTON AVENUE, SUITE 103, LAS VEGAS, NV 89115

## JUSTIFICATION LETTER

**Vegas Auto Spot**

**4405 E Colton Ave. Suite 103 Las Vegas, NV 89115**

**PARCEL NUMBER 140-08-401-015**

To whom this may concern.

I am writing to request approval for use of land in which Vegas Auto Spot is currently located. Vegas Auto Spot is a Body Shop servicing the Las Vegas community for the past 8 years specializing in collision repair and paint. through insurance and non-insurance claims. Upon our recent change of address. we fall under an APZ-2 airport environs overlay district. We are mandated to obtain our Special Use Permit in order to continue operating as required under Clark County's business regulations. The aforementioned permit is fundamental to proceed with our business licensing approval through Nevada DMV.

With this being mentioned, we look forward to hearing back regarding our request for permit approval and appreciate the assistance that has been received throughout our process.

Kind regards,

Eloy M. Abonce.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-24-400050 (UC-21-0422)-CRYSTALS LLC:**

**WAIVER OF CONDITIONS** requesting full off-site improvements• conjunction with a previously approved single-family residential development attached (duplex) on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Palm Street, approximately 390 feet north of Cedar Street within Sunrise Manor. TS/My/NG (For possible action)

RELATED INFORMATION:

**APN:**

162-01-510-023

**LAND USE PLAN:**

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 03QP, m Street
- Site Acreage: 0.1
- Project Type: Multi-family residential
- Number of Units: 2
- Number of Stories: 2
- Building Height (feet): 24.5 feet
- Parking Required/Provided: 4/4

**Request**

UC-21-02 was approved by the Planning Commission in October 2021 to allow a single-family residential development attached (duplex). ET-24-400006 (UC-21-0422) extended the application until October 5, 2025. The approved plans depict a proposed 2 family dwelling on a double frontage lot. The lot has access from both Taggart Street and Palm Street. The surrounding neighborhood is a mix of single and 2 family residential uses. One unit will face Taggart Street and the other will face Palm Street. The total lot size is approximately 5,000 square feet. Due to Title 30 regulations, this lot cannot be subdivided and will remain as 1 lot with 2 attached single family units under 1 ownership. Each unit will have a concrete driveway and will have landscaped areas in the front yard and along the side yards. An existing CMU screen wall will remain along the north property line.

A condition of approval of UC-24-0422 required full off-sites improvements. This request is to waive that condition.

**Applicant's Justification**

The applicant states that none of the existing properties have off-site improvements, including a newly constructed home located on the adjacent property which was completed last year.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-24-400006 (UC-21-0422)	First extension of time for use permit and design review for a single-family attached residence	Approved by PC	March 2024
UC-21-0422	Use permit and design review for a single-family attached residence	Approved by PC	October 2021
VS-0512-02	Acquired easements along Taggart Street	Denied by PC	May 2002

**Surrounding Land Use**

	Planned Land Use	Zoning District (Overlay)	Existing Land Use
North & South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/a)	RS3.3	Undeveloped
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Mobile home park

**STANDARD APPROVAL:**  
 The applicant's request all demonstrate that the proposed request is consistent with the Master Plan and in compliance with Title 30.

**Analysis**  
**Comprehensive Planning**

A waiver request may be approved upon a finding that the condition will no longer fulfill its intent.

**Public Works- Development Review**

Staff has no objection to the request to waive the condition of full off-site improvements along Taggart Street where there are no other off-site improvements along Taggart Street.

**Staff Recommendation**

Approval.

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- 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:**

**PROTEST:**

**APPLICANT:** MRED LLC

**CONTACT:** MRED LLC, 4425 E. SA - ARA AVE, SUITE # 1, LAS VEGAS, NV 89104



WC-24-400050

4425 E Sahara #1  
Las Vegas, NV 89104  
**702-517-1187**

# PLANNER COPY

March 14, 2024

This letter is to request a Waiver for offsite improvements for 1032(3031) Palm & 3032 Taggart st., Permit #R21 57193 New Construction Duplex. We received a comment that NOFA requires full offsite improvements which include 32" of sidewalk, curb, and gutter. We respectfully request a waiver for this requirement, our request is based on the fact that none of the existing properties has offsite improvements, including a new construction home located on the property next to ours, that was completed last year. Our client bought these abandoned lots and is trying to build affordable housing, any more unexpected expenses would definitely affect his plans to continue to improve this location.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Ignacio Robles', written over a horizontal line.

Ignacio Robles

MRED General Manager