



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 13, 2023

6:30pm

AGENDA

Note:

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

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 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 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 June 29, 2023. (For possible action)
- IV. Approval of the Agenda for July 13, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

08/01/23 PC

1. **PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)
2. **ZC-23-0309-WINTERWOOD LAND DEVELOPMENT CORP:**
ZONE CHANGE to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for supportive housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; and 3) allow a modified driveway design.
DESIGN REVIEWS for the following: 1) supportive housing development; and 2) allow alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)
3. **UC-23-0317-REGENCY DEVELOPMENTS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use in conjunction with an existing shopping center on a portion of 3.6 acres in a 2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 500 feet south of Stewart Avenue within Sunrise Manor. TS/bb/syp (For possible action)
4. **UC-23-0322-LARSON GLEN LIVING TRUST & LARSON GLEN LAMAR TRS:**
USE PERMITS for the following: 1) retail sales; 2) vehicle (auto) maintenance; and 3) vehicle (auto) repair in conjunction with an existing office/warehouse complex on a 0.3 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/hw/syp (For possible action)
5. **VS-23-0318-DPIF 3 NV 14 HOLLYWOOD BLVD, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Azure A venue and Tropical Parkway and a portion of right-of-way being Tropical Parkway located between Hollywood Boulevard and Checkered Flag Way west of the Speedway within Sunrise Manor (description on file). MK/jgh/syp (For possible action)

08/01/23 PC

08/02/23 BCC

6. **UC-23-0306-MONTGOMERY, JOHN H. & ML FAM TR & MONTGOMERY, JOHN H. TRS:**

USE PERMIT to allow accessory structures to not be architecturally compatible with the principal residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation; and **2)** reduce setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the north side of Honeygrove A venue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/nai/syp (For possible action)

7. **WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce setback; **3)** allow alternative yards; and **4)** allow an attached sidewalk and alternative landscaping.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)

08/02/23 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: July 27, 2023.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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



Sunrise Manor Town Advisory Board

June 29, 2023

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-EXCUSED Sondra Cosgrove-Member-PRESENT Hunter White-Planner
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 6:32 p.m.

II. Public Comment: None

III. Approval of the June 1, 2023 Minutes

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

IV. Approval of Agenda for June 29, 2023

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

V. Informational Items: None

VI. Planning & Zoning

06/20/23 PC

1. **PA-23-700014-HOLIDAY TRAVEL PARK, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 9.3 acres. Generally located on the northwest corner of Judson Avenue and Lamont Street within Sunrise Manor. TS/gtb (For possible action)**06/20/23 PC**

Moved by: Mr. Barbeau
Action: Denied
Vote: 4-0/unanimous

2. **ZC-23-0227-HOLIDAY TRAVEL PARK, LLC:**

ZONE CHANGE to reclassify 9.3 acres from an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone to an M-1

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(Light Manufacturing) (AE-65 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** allow stacking of accessory structures (Conex boxes); and **3)** alternative paving.

DESIGN REVIEW for a proposed outside storage facility (Conex box rental) in conjunction with an existing office/warehouse complex. Generally located on the north side of Judson Avenue and the west side of Lamont Street within Sunrise Manor (description on file). TS/jor/syp (For possible action) **06/20/23 PC**

Moved by: Mr. Thomas

Action: Denied

Vote: 4-0/unanimous

3. **PA-23-700015-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 3.3 acres. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc (For possible action) **06/20/23 PC**

Moved by: Mr. Thomas

Action: Adopted Per Staff Recommendations

Vote: 4-0/unanimous

4. **ZC-23-0243-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**

ZONE CHANGE to reclassify 3.3 acres from an R-T (Manufactured Home Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** reduce street landscape width.

DESIGN REVIEW for a single family residential development. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor (description on file). WM/gc/syp (For possible action) **06/20/23PC**

Moved by: Ms. Cosgrove

Action: Approved

Vote: 4-0/unanimous

5. **TM-23-500069-CHARISMATIC EVANGELICAL MINISTRIES INTERNATIONAL:**

TENTATIVE MAP consisting of 34 single family residential lots and common lots on 3.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Owens Avenue and Walnut Road within Sunrise Manor. WM/gc/syp (For possible action) **06/20/23 PC**

Moved by: Mr. Williams

Action: Approved per staff recommendations

Vote: 4-0/unanimous

6. **WS-23-0180-CORDON EVA & OSCAR OSWALDO OLIVA:**

WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for an existing detached accessory structure in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/hw/syp (For possible action) **06/20/23 PC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

06/21/23 BCC

7. **ET-23-400048 (UC-18-0168)-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**

USE PERMITS THIRD EXTENSION OF TIME for the following: **1)** reduce the separation from a gasoline station to a residential use; **2)** reduce the separation from a tire sales and installation facility to a residential use; **3)** reduce the separation from a vehicle maintenance facility to a residential use; **4)** reduce the separation from a vehicle repair facility to a residential use; **5)** permit a proposed vehicle paint and body shop facility; **6)** permit a proposed tire sales and installation facility in the APZ-2 Overlay District; **7)** permit a proposed vehicle maintenance facility in the APZ-2 Overlay District; **8)** permit a proposed vehicle paint and body shop facility in the APZ-2 Overlay District; **9)** permit a proposed vehicle repair facility in the APZ-2 Overlay District; **10)** permit a proposed vehicle rental facility in the APZ-2 Overlay District; and **11)** permit a proposed vehicle sales facility in the APZ-2 Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a vehicle paint and body shop to a residential use; **2)** permit a vehicle paint and body shop as a principal use; **3)** increase block wall height; **4)** reduced improvement standards (throat depth) where required per Uniform Standard Drawings; and **5)** modified street standards.

DESIGN REVIEWS for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed tire

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sales and installation facility; **4**) proposed vehicle maintenance facility; **5**) proposed vehicle paint and body shop; **6**) proposed vehicle repair facility; **7**) proposed vehicle rental facility; and **8**) proposed vehicle sales facility on 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/tpd/syp (For possible action) **06/21/BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/unanimous

8. **ET-23-400057 (ZC-0215-15)-SULEIMAN, WATHIQ:**

USE PERMIT FOURTH EXTENSION OF TIME for retail sales as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1**) reduce street landscape width; **2**) reduce trash enclosure setback from a residential development; **3**) reduce setbacks; and **4**) reduce height/setback ratio adjacent to a single family residential use on 0.4 acres in an M-D (Designed Manufacturing) (AE-75) Zone. Generally located on the southeast corner of Pecos Road and Gowan Road within Sunrise Manor (description on file). WM/bb/syp (For possible action) **06/21/BCC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/unanimous

07/18/23 PC

9. **ET-23-400080 (WS-22-0080)-MCCALL DEBRA L:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1**) reduce setbacks; and **2**) reduce building separation on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/syp (For possible action) **07/18/23 PC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

10. **PA-23-700013-FURCOLOW SEPARATE PROPERTY TRUST & FURCOLOW JAMES P TRS:**

PLAN AMENDMENT to amend the Northeast Las Vegas Valley Transportation Map of the Clark County Master Plan by reducing the right-of-way width from Collectors (80+ foot right-of-way) to Collectors (60+ foot right-of-way) for Mount Hood Street between Cheyenne Avenue and Alto Avenue within Sunrise Manor. MK/gt (For possible action) **07/18/23 PC**

Moved by: Mr. Thomas

Action: Adoption per staff recommendations

Vote: 4-0/unanimous

11. **WC-23-400083 (ZC-0345-00)-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**

WAIVERS OF CONDITIONS of a zone change requiring the following: **1**) indoor storage of boats and RV's only per Title 30; **2**) landscape areas (10 foot and 20 foot widths) as shown on plans around the perimeter of the site; **3**) monument signage only (maximum of 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet); **4**) development to be restricted to 1 story units only; **5**) applicant to provide ceramic tile or concrete roof; **6**) minimum 20 feet of A-1 type landscaping along Alto Drive and Mount Hood Street; **7**) buildings to have pitched roofs; **8**) ends of the buildings exposed to Alto Drive and Mount Hood Street to be stucco and residential in character; and **9**) hours to be restricted from 8:00 a.m. to 8:00 p.m. in conjunction with a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage and a recreational vehicle watercraft wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone. Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action) **07/18/23 PC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/unanimous

12. **VS-23-0232-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**

VACATE AND ABANDON a portion of a right-of-way being Mount Hood Street located between Cheyenne Avenue

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KEVIN SCHILLER, County Manager

and Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jor/syp (For possible action) **07/18/23 PC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/unanimous

13. **UC-23-0231-FURCOLOW SEPARATE PROPERTY TRUST, ET AL:**

USE PERMITS for the following: **1)** mini-warehouse; **2)** off-highway vehicle, recreational vehicle, and watercraft storage; and **3)** recreational vehicle and watercraft wash station.

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a proposed mini-warehouse facility with off-highway vehicle, recreational vehicle, and watercraft storage with a wash station on 15.0 acres in a C-2 (General Commercial) (AE-70 & LOZ-3) Zone and C-1 (Local Business) (AE-70 & LOZ-3) Zone. Generally located on the west side of Mount Hood Street and the north side of Alto Avenue within Sunrise Manor. MK/jor/syp (For possible action) **07/18/23 PC**

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/unanimous

14. **SC-23-0286-TOUCHSTONE INDEPENDENCE, LLC:**

STREET NAME CHANGE to change the name of Sloan Lane to Homeownership Lane between Vegas Valley Drive and Desert Inn Road. Generally located on the south side of Vegas Valley Drive and the north side of Desert Inn Road within Sunrise Manor. TS/r/syp (For possible action) **07/18/23 PC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

15. **UC-23-0237-SHAHID NASSER ABDEL & MANAL A & AVA MINA WORLD WIDE INVESTMENT LLC:**

USE PERMITS for the following: **1)** allow personal services (beauty salon) in an H-2 Zone; **2)** allow personal services (beauty salon) in an APZ-2 Zone; **3)** allow permanent make-up in an H-2 Zone; and **4)** allow permanent make-up in an APZ-2 Zone in conjunction with an existing shopping center on a 3.4 acre portion of a 6.6 acre site in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/lm/syp (For possible action) **07/18/23 PC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/unanimous

16. **WS-23-0277-TILT COMM PROPERTIES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** modified street landscaping; **3)** reduce gate setback; and **4)** modified driveway geometrics.

DESIGN REVIEW for outside storage on 1.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Lamb Boulevard, 770 feet north of Alexander Road within Sunrise Manor. MK/jud/syp (For possible action) **07/18/23 PC**

Moved by: Mr. Thomas

Action: Approved with Alternative Landscaping

Vote: 4-0/unanimous

07/19/23 BCC

17. **ET-23-400073 (DR-21-0175)-ARANDA FAMILY TRUST ETAL & ARANDA-PAEZ, LUIS UBALDO TRS:**

DESIGN REVIEW FIRST EXTENSION OF TIME for finished grade in conjunction with proposed single family residences on 1.8 acres in an R-E (Rural Estates Residential) (APZ-2) Zone. Generally located on the west side of Moonlite Drive, 243 feet south of Judson Avenue within Sunrise Manor. TS/mh/syp (For possible action) **7/19/23 BCC**

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 4-0/unanimous

18. **ET-23-400076 (WS-0640-15)-CROWN MAYFAIR, LLC:**

DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: **1)** a proposed single family residential

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development; 2) alternative development standards in conjunction with a hillside development; and 3) a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/rp/syp (For possible action) 7/19/23 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/unanimous

19. **WC-23-400077 (ZC-0893-02)-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:**

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) store fronts to face the street, except the restaurant; 2) buildings shall be grouped per plans; and 3) ten foot high screen wall for loading area on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) 7/19/23 BCC

Moved by: Mr. Thomas

Action: Approved

Vote: 4-0/unanimous

20. **UC-23-0281-REVERE CAPITAL MANAGEMENT, LLC ETAL & RAYNES, GLENN & RENE M. REVOCABLE FAMILY TRUST:**

USE PERMIT for a vehicle wash.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: 1) commercial center; and 2) finished grade on 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/rk/syp (For possible action) 7/19/23 BCC

Moved by: Mr. Thomas

Action: Approved

Vote: 4-0/unanimous

VII. General Business:None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be July 13, 2023

X. Adjournment

The meeting was adjourned at 8:33 pm

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

PLAN AMENDMENT
(TITLE 30)

NELLIS BLVD/CHARLESTON BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700017-WINTERWOOD LAND DEVELOPMENT CORP:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 1.5 acres.

Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor. TS/gc (For possible action)

RELATED INFORMATION:

APN:

161-04-103-003

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5

Applicant's Justification

The applicant states the request is compatible with the surrounding area since there are other higher density multiple family residential developments in the area and a large commercial center to the north. The adjacent property to the east and the abutting property to the southwest are already planned for Urban Neighborhood (UN) uses. Additionally, the UN designation is appropriate since the site is located near 2 major streets, Nellis Boulevard and Charleston Boulevard. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0739-99	Off-premises advertising sign - expired	Approved by PC	July 1999
ZC-247-88	Reclassified the site from R-1 to C-2 zoning for a retail building – expired	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Public Use	P-F	Drainage channel & golf course
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac) & Public Use	R-3	Multiple family residential & drainage channel

Related Applications

Application Number	Request
ZC-23-0309	Zone change to reclassify the site from R-1 to R-4 zoning, with a use permit waivers of development standards, and design reviews is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Intended primary land uses in the proposed Urban Neighborhood land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood serving public facilities.

Staff finds the request for the Urban Neighborhood (UN) land use designation appropriate for this location. There are a number of higher density multiple family residential developments in the area including the adjacent multiple family residential development to the east that is zoned R-4 and planned UN; the abutting multiple family residential development across Nellis Boulevard to the west that is zoned R-3 and planned Compact Neighborhood (CN); and the abutting multiple family residential development across Nellis Boulevard to the southwest that is zoned R-4 and planned UN. Furthermore, the adjacent drainage channel and golf course to the south will buffer the proposed UN designation on the subject site from the existing single family residential farther south. The Master Plan states that a main characteristic of the UN land use designation is having direct access to retail, offices, and commercial services. The proposed UN land use designation allows for higher density residential to be located adjacent to the C-2 zoned shopping center to the north; therefore, the request is consistent with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of, or adjacent to, new neighborhoods to minimize the need for longer vehicle trips. Additionally, the request complies with Policy SM-1.1 of the Master Plan which encourages reinvestment and revitalization of older neighborhoods in Sunrise Manor that is compatible with existing development; and Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. Currently, bus

route #115 operates along Nellis Boulevard and bus route #206 operates along Charleston Boulevard which provides access to such existing transit.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 6, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

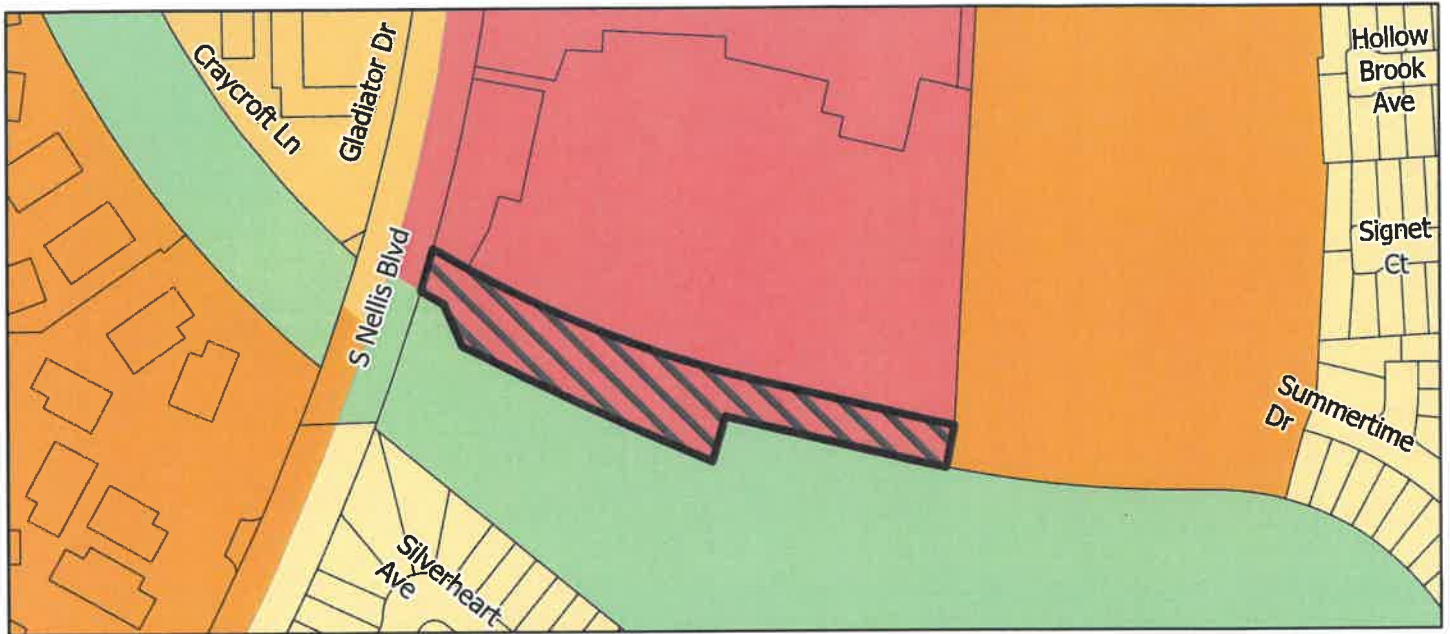
APPROVALS:

PROTEST:

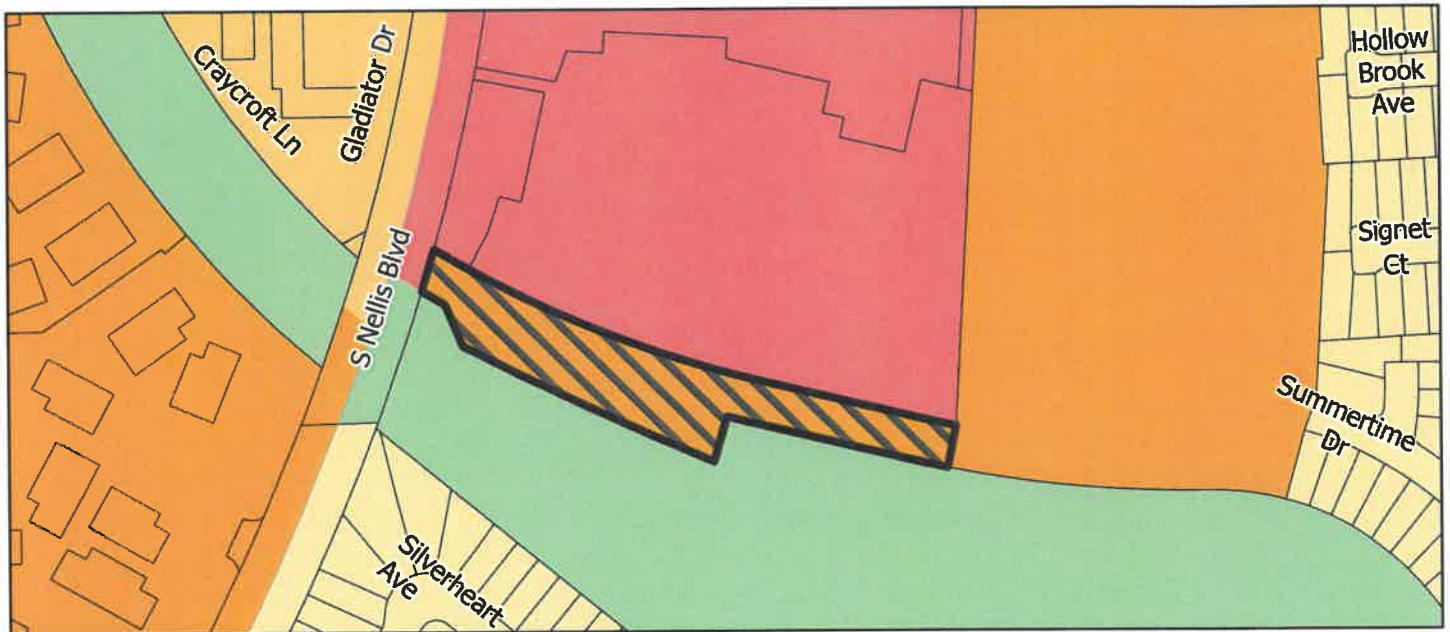
APPLICANT: OVATION DESIGN AND DEVELOPMENT INC.

CONTACT: JAN GOYER, OVATION DESIGN AND DEVELOPMENT INC., 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148

Planned Land Use Amendment PA-23-700017



Current



Requested

DRAFT

**Sunrise Manor
Clark County, Nevada**

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

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	APP. NUMBER: <u>PA-23-700017</u>	DATE FILED: <u>5-31-23</u>
	PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC MTG DATE: <u>7-13-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	TAB/CAC: <u>Sunrise Manor</u>	
	PC MEETING DATE: <u>8-1-23</u>	
	BCC MEETING DATE: <u>9-6-23</u>	
	TRAILS? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	FEE: <u>\$ 2,700</u>	

PROPERTY OWNER	NAME: <u>Winterwood Land Development Corporation -- Jan Goyer</u>	
	ADDRESS: <u>6021 S. Fort Apache Road #100</u>	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u>	CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u>	REF CONTACT ID #: <u>208832</u>

APPLICANT	NAME: <u>Ovation Design and Development, Inc. -- Jan Goyer</u>	
	ADDRESS: <u>6021 S. Fort Apache Road #100</u>	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u>	CELL: <u>702-580-9036</u>
	E-MAIL: <u>jang@ovationdev.com</u>	REF CONTACT ID #: <u>208832</u>

CORRESPONDENT	NAME: <u>Ovation Design and Development, Inc. -- Jan Goyer</u>	
	ADDRESS: <u>6021 S. Fort Apache Road #100</u>	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
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	E-MAIL: <u>jang@ovationdev.com</u>	REF CONTACT ID #: <u>208832</u>

ASSESSOR'S PARCEL NUMBER(S): 161-04-103-003

CURRENT LAND USE PLAN DESIGNATION: Corridor Mixed-Use (CM)

REQUESTED LAND USE PLAN DESIGNATION: Urban Neighborhood (UN)

PROPERTY ADDRESS and/or CROSS STREETS: East of S. Nellis Blvd & South of E. Charleston Blvd

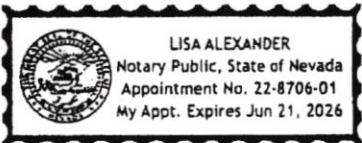
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Alan L. Molasky
 Property Owner (Signature)*
 Nevada
 STATE OF
 COUNTY OF Clark

Alan L. Molasky
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON November 18, 2023 (DATE)
 By Alan L. Molasky

NOTARY PUBLIC: Lisa Alexander



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

January 10, 2023

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: *Justification Letter – Master Plan Amendment
Ovation Contracting
APNs: 161-04-103-003***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 1.53 acres and is generally located on the east side of Nellis Boulevard and south of Charleston Boulevard. The property is more particularly described as APN: 161-04-103-003 (the “Site”). The Applicant is requesting a master plan amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Also, submitted separately and concurrent with the master plan amendment request, the Applicant is requesting a zone change from R-1 to R-4 with a design review for a supportive multi-family development project.

Master Plan Amendment and Zone Change:

The Land Use Plan designation for the Site is CM. A change of the land use plan to UN request satisfies the requirements set forth in Table 30.12-3(h) as follows:

- 1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is planned CM which with a special use permit allows for a development of up to 18 dwelling units per acre. The Site is adjacent to a larger commercial power center, golf course, and a planned and developed UN multi-family development. The proposed plan update to UN is not only compatible to the existing multi-family development and large commercial power center, but the Site is also on Nellis Boulevard and adjacent to a large culvert and golf course.

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Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.3.1 encourages integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent new neighborhoods to minimize the need for longer-vehicle trips. Here, the proposed multi-family development is near several developed retail commercial shopping centers, several restaurants, banks, and other daily-needs services.

3. The proposed amendment is compatible with the surrounding area:

The proposed master plan to UN is compatible to the surrounding area. The Site is adjacent to is planned UN and developed as an R-4 multi-family community. Directly across Nellis Boulevard are developed planned UN and CM multi-family communities zoned R-4 and R-3, respectively. Therefore, a master plan amendment to UN conforms to the existing intensity and density of the area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The master plan amendment and zone change also meets the more specific Sunrise Manor Goals and Polices including the following policies:

- Policy SM – 1.1 encourages reinvestment and revitalization of older neighborhoods that is compatible with existing development and the targeted infill should support varied housing options regardless of age, family structure, or income. Here, the Site is an infill property with the proposed master plan amendment to UN compatible with existing planned and developed UN and CM multi-family developments. Additionally, the Applicant is proposing supportive housing to help further diversify much needed housing in the valley.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.1.2 encourages a concentrate of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the

Site is near Nellis Boulevard and Charleston Boulevard which are major high-frequency transit corridors.

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

- Policy SM 1.3 encourages compatible infill and redevelopment that...provides opportunities for a more diverse mix of uses, and...transit-supportive services. Here, the Applicant is proposing supportive housing and the proposed multi-family development will help support mass transit in the area.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The Site is located on Nellis Boulevard and near Charleston Boulevard, both 100-foot right-of-ways. Finally, the Applicant will mitigate any impacts the proposed development may have.


7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

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

Therefore, a master plan amendment to UN is appropriate as the Applicant has satisfied the standard for approval.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/

SUPPORTIVE HOUSING
(TITLE 30)

NELLIS BLVD/CHARLESTON BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0309-WINTERWOOD LAND DEVELOPMENT CORP:

ZONE CHANGE to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for supportive housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; and **3)** allow a modified driveway design.

DESIGN REVIEWS for the following: **1)** supportive housing development; and **2)** allow alternative parking lot landscaping.

Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-04-103-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 38 feet where 35 feet is the standard per Table 30.40-3 (a 9% increase).
2. Reduce parking to 30 spaces where a minimum of 50 spaces are required per Table 30.60-1 (a 40% reduction).
3. Reduce back of curb radii for commercial driveway to 15 feet where a minimum of 20 feet is the standard per Uniform Standard Drawing 201 (a 25% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Number of Units: 50
- Density (du/ac): 33
- Project Type: Supportive housing

- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: 34,914
- Open Space Required/Provided: 5,000/14,600
- Parking Required/Provided: 50/30

Background and Site Plans

This request is for a supportive housing development. Supportive housing is defined in Title 30 as a multiple family building or dwelling group designed to provide accessible living quarters for physically disabled adults capable of independent living. The architect has provided a letter indicating that the project will meet all applicable U.S. Department of Housing and Urban Development (HUD) requirements. The plans show a proposed supportive housing project consisting of one, 3 story building near the front portion of narrow parcel of land along Nellis Boulevard. The density of the multiple family development is 33 dwelling units per acre. The building is located 105 feet from the west (front) property line, 10 feet from the north property line, and 39 feet from the south property line. Access to the site is from 1 ingress/egress point on Nellis Boulevard. A total of 30 parking spaces are provided in the rear portion of the property where a minimum of 50 are required.

Landscaping

Street landscaping along Nellis Boulevard consists of a landscape planting strip on the south side of the drive aisle which extends the entire length of the south property line, with an existing attached sidewalk. An 8 foot to 10 foot wide landscape area is shown along the north property line with a 6 foot high CMU block wall. The trees are spaced 20 feet on-center along the north property line, and 30 feet on-center along the south property line. Walkways are provided around the building, including a walkway from the building to the sidewalk to the north of the driveway.

Elevations

The residential building is 3 stories, 38 feet high, consisting of stucco siding, faux stone tile, metal rail balconies, and pitched tile roofs. The height of the building varies slightly from 1 story to 3 stories and has been designed to break-up the roofline and enhance the overall look of the building. The exterior walls have a stucco finish painted in earth tone colors. The upper floor units will have balconies with wrought iron railings.

Floor Plans

The plans show a 34,914 square foot supportive housing building consisting of 50, one bedroom dwelling units, multiple purpose room, library, computer lab, offices and educational service rooms, warming kitchen, laundry room, and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant each apartment unit is 477 square feet and will include fully equipped kitchens, bathrooms, and is specifically designed to provide accessible living quarters for physically disabled adults. Service staff is available 24 hours a day. The applicant states that the

project will be very low impact to the surrounding neighborhood. Furthermore, the site is adjacent to a larger commercial center, golf course, and an R-4 zoned multiple family development. Additionally, directly across Nellis Boulevard are developed multiple family communities zoned R-3 and R-4, respectively.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0739-99	Off-premises advertising sign - expired	Approved by PC	July 1999
ZC-247-88	Reclassified the site from R-1 to C-2 zoning for a retail building – expired	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Public Use	P-F	Drainage channel & golf course
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac) & Public Use	R-3	Multiple family residential & drainage channel

Related Applications

Application Number	Request
PA-23-700017	A plan amendment to re-designate the land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Zone Change

There is a concurrent Master Plan Amendment application to re-designate the land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) (greater than 18 du/ac). Staff finds that the proposed R-4 zoning is compatible with the existing and planned land uses in this area. The site is located along Nellis Boulevard where multi-family zoning is appropriate. There are a number of higher density multi-family residential developments in the area including the adjacent multi-family residential development to the east that is zoned R-4 and the abutting multi-family residential developments across Nellis Boulevard to the west that are zoned R-3 and R-4. Additionally, the request complies with Policy 1.1.2 which promotes concentrating higher-density housing in areas with access to existing or planned high-frequency transit. As a result, staff can support the zone change.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The project complies with Housing Policies of the Master Plan which promote providing a suitable living environment consistent with the HUD Consolidated Plan, while expanding the mix of housing types that meet the diverse needs of the community. The request also complies with Policy SM-1.1 which encourages the use of in-fill and redevelopment in existing urban/suburban areas, where in-fill development should be consistent with existing adjacent development. Similar supportive housing projects also exist in Sunrise Manor; therefore, staff can support the proposed request.

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 applicant is proposing to build a 38 foot tall building where 35 feet is the maximum height allowed in an R-4 zoned district. Although the applicant is requesting an increase in height, the proposed request is reasonable since the building height plate is well below 35-feet and no residential units are above this height. The main reason for the increase in height of up to 38 feet is to provide architectural enhancements and shield the mechanical units.

Waiver of Development Standards #2

The applicant is providing 30 parking spaces where 50 parking spaces are required and is a 40% reduction which staff typically does not support. Staff finds the reduction in parking is appropriate, as many of the residents will not be able to drive. Furthermore, according to the applicant, the facility will provide and assist with transit for their residents.

Design Review

Staff finds that the proposed project complies with most of Title 30 requirements and is compatible with the surrounding area. The request complies with Urban Specific Policy 53 which promotes ensuring that multiple family developments are compatible with adjoining land uses and densities through site planning and building design, including appropriate buffers, setbacks, drought-tolerant landscaping, and building height and materials. The proposed building includes architectural enhancements such as the use of decorative accents, metal rail balconies, and pitched tile roofs; therefore, staff can support the proposed request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction of the back of curb radii for the Nellis Boulevard driveway as it will allow for a wider driveway, which is safer for vehicles entering and exiting the site.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 6, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waiver of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Roads Division for access to the channel.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

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 #0031-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: OVATION CONTRACTING, INC., 6021 S FORT APACHE # 100, LAS VEGAS, NV 89148

DRAFT



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 checked="" type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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>ZC-23-0309</u> DATE FILED: <u>5-30-23</u> PLANNER ASSIGNED: <u>Rk</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>7-13-23</u> PC MEETING DATE: <u>8-1-23</u> R-1 to R-4 BCC MEETING DATE: <u>9-6-23</u> Corridor Mixed-Use FEE: <u>\$2,875.00</u> TS
	PROPERTY OWNER NAME: <u>Winterwood Land Development Corporation -- Jan Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u>
	APPLICANT NAME: <u>Ovation Design and Development, Inc. -- Jan Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>
	CORRESPONDENT NAME: <u>Ovation Design and Development, Inc. -- Jan Goyer</u> ADDRESS: <u>6021 S. Fort Apache Road #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u> E-MAIL: <u>jang@ovationdev.com</u> REF CONTACT ID #: <u>208832</u>

ASSESSOR'S PARCEL NUMBER(S): 161-04-103-003
 PROPERTY ADDRESS and/or CROSS STREETS: East of S. Nellis Blvd & South of E. Charleston Blvd
 PROJECT DESCRIPTION: Supportive Housing -- 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.

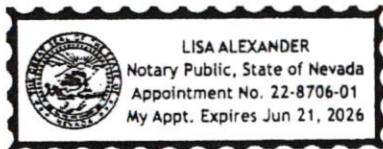
Alan L. Molasky Alan L. Molasky
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 18, 2022 (DATE)

By Alan L. Molasky

NOTARY PUBLIC: Lisa Alexander



*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.

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JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.702.7050

April 13, 2023

VIA UPLOAD

20-23-0309

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

***Re: Justification Letter – Zone Change; Design Review for a Multi-Family Development; Design Review for Alternative Parking Lot Landscaping; Special Use Permit to Allow Supportive Housing; and Waiver of Development Standards to (1) Increase Building Height, (2) Reduce Parking, and (3) Reduce Back of Curb Radii
Ovation Contracting - APN No.: 161-04-103-003***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 1.53 acres and is generally located on the east side of Nellis Boulevard and south of Charleston Boulevard. The property is more particularly described as APN: 161-04-103-003 (the “Site”). The Applicant is proposing a supportive housing multi-family development along with design reviews and related waivers to establish a multi-family development. Submitted separately and concurrent with this request, the Applicant is requesting a master plan amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN).

Zone Change

A zone change from R-1 to R-4 is appropriate for the following reasons:

- The Site is adjacent to a larger commercial power center, golf course, and an R-4 zoned multi-family development. Additionally, directly across Nellis Boulevard are developed multi-family communities zoned R-3 and R-4, respectively.
- The Site is located on Nellis Boulevard and near Charleston Boulevard, both 100-foot right-of-ways, as well as adjacent to a large drainage culvert.
- The proposed zone change to R-4 meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:
 - Policy 1.3.1 encourages integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent new neighborhoods to minimize the need for longer-vehicle trips. Here, the proposed multi-family

development is near several developed retail commercial shopping centers, several restaurants, banks, and other daily-needs services.

- Policy 1.1.2 encourages a concentrate of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is near Nellis Boulevard and Charleston Boulevard which are major high-frequency transit corridors.
- The zone change also meets the more specific Sunrise Manor Goals and Polices including the following policies:
 - Policy SM – 1.1 encourages reinvestment and revitalization of older neighborhoods that is compatible with existing development and the targeted infill should support varied housing options regardless of age, family structure, or income. Here, the Site is an infill property with the proposed zone change to R-4 compatible with existing developed R-3 and R-4 multi-family developments. Additionally, the Applicant is proposing supportive housing to help further diversify much needed housing in the valley.
 - Policy SM 1.3 encourages compatible infill and redevelopment that...provides opportunities for a more diverse mix of uses, and...transit-supportive services. Here, the Applicant is proposing supportive housing and the proposed multi-family development will help support mass transit in the area.

Therefore, a zone change to R-4 is appropriate as the Applicant has satisfied the standard for approval.

Special Use Permit Allow Supportive Housing and Design Review for Multi-Family Development

The Applicant is proposing a supportive housing multi-family development. With special use permit approval, a supportive housing use is permitted in an R-4 zoned district. Per Title 30 development standards, a supportive housing means a multi-family building designed to provide accessible living quarters for physically disabled adults capable of independent living. Here, the Applicant is proposing ten (10) Type-A Units referred to as accessible units and 40 Type-B Units referred to as adaptable units. The accessible units are permanently designed and built specifically for persons with physical disabilities. The adaptable units can be modified for persons with physical disabilities. All of the units will serve persons who have experienced homelessness and suffer from chronic mental illness, need intensive services to live independently, and/or are exiting from shelter or transitional housing programs. Per Title 30.44 “Supportive Housing”, the R-4 maximum density is 39 units per acre. Therefore, the proposed density at 33 units per acres is within the densities allowed for R-4 supportive multi-family housing. While the proposed density is approximately 33 units per acre, the total number of units is only 50. The proposed 50-units is compatible with the surrounding multi-family zoning districts and the large commercial power center.

As mentioned, the Applicant is proposing a multi-family development consisting of only 50 units. The Site is accessed from Nellis Boulevard. The Applicant is proposing to construct a three (3) level, 38-foot tall multi-family building. The elevations of the proposed building will be enhanced by a spectrum of colors. Likewise, the elevations show enhanced articulation to break up a monolithic look as well as providing enhanced finishes such as stucco walls, vinyl windows, aluminum picket rails, balconies, and pop outs. The Site will provide outdoor amenities such as a sitting and barbecue areas, a recreation area, and attractive, water-efficient landscaping. The project also includes surface parking spaces directly adjacent to the development. Indoor amenities will include multi-purpose room and warming kitchen, computer lab, laundry room, library, ample storage space, along with offices for coordination, case management, and educational services.

Finally, no additional design review is required for the grade as the proposed fill is just over 2-feet which is below the 36-inch threshold.

Design Review for Alternative Parking Lot Landscaping

The Applicant is providing landscape islands just not at the required ratio of every 6 parking spaces. However, the Site is exceeding the overall required landscaping, and, therefore, the Applicant is requesting a design review for the alternative parking lot landscaping.

Waiver of Development Standards

- **Reduce Parking**

The Applicant is providing 30 parking spaces where 50 parking spaces are required which is a 40% reduction. The reduction in parking is appropriate, as unfortunately, many of the residents will not be able to drive. Rather, the Applicant will provide and assist with transit for their residents.

- **Increase Building Height**

The Applicant is proposing to build a 38-foot tall building where 35-feet is allowed in an R-4 zoned district. Although the Applicant is requesting an increase in height, the proposed request is reasonable and compatible for the following reasons: (1) the Site is adjacent to a large commercial power center, (2) existing multi-family developments, and (3) the building height plate is well below 35-feet and no residential units are above this height. The main reason for the increase in height of up to 38-feet is to provide architectural enhancements and shield the mechanical units.

- **Reduce Back of Curb Radii**

Although Nellis Boulevard is NDOT right-of-way, the Clark County maintains the sidewalks along Nellis Boulevard. Since the sidewalk exist, the Applicant is requesting to reduce the back of curb radii to 15-feet where 25-feet is required.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL:ajc

08/01/23 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

NELLIS BLVD/STEWART AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0317-REGENCY DEVELOPMENTS, LLC:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use in conjunction with an existing shopping center on a portion of 3.6 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 500 feet south of Stewart Avenue within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-33-310-001; 140-33-310-010 ptn

USE PERMIT:

Reduce the separation between a supper club and a residential use to 147 feet where 200 feet is the standard per Table 30.44-1 (a 27% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 320 N. Nellis Boulevard Suite 5
- Site Acreage: 2.8 (portion)/3.6 (total)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 28,122 (total)/2,402 (supper club)
- Parking Required/Provided: 135/180

Site Plan

The site plan depicts 2 parcels with a 28,122 square foot building on the east parcel, and a 5,457 square foot building on the west parcel adjacent to Nellis Boulevard. The buildings have shared access from Nellis Boulevard and cross access exists to the north and south parcels. The proposed supper club is located in the middle of the 28,122 square foot building on the east side

of the shopping center. The distance from suite 5 where the supper club is located, and the residential property to the east is 147 feet, where 200 feet is required.

Landscaping

Landscaping is existing on both properties. Additional landscaping is not required or requested.

Elevations

The elevation photographs depict a single story commercial building with parking on the east and west sides of the building entrance. No changes are proposed to the exterior of the building.

Floor Plans

The floor plans depict an existing restaurant with a main entrance on the west side of the building, seating area on the west half of the floor plan, 4 seat bar, restrooms, kitchen, and storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to begin operating with on-premises consumption of alcohol with a business license for a supper club. Suite 5 is 2,402 square feet in area and currently operates as a restaurant open to the public daily between 10:00 a.m. to 10:00 p.m. No minors will be allowed at the bar area and a manager will be checking identification for those ordering alcohol. The owner has operated another restaurant with a beer and wine license, and is familiar with the legal requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1697-06	Major training facility	Approved by PC	January 2007
WS-0403-05	2 pad sites and waiver for 165 parking spaces where 191 are required - expired	Approved by PC	April 2005
ZC-0050-86	Reclassified to C-2 zoning	Approved by BCC	April 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Shopping center & multiple family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	City of Las Vegas	C-1	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The requested supper club is consistent with the restaurant uses within the shopping center. The use is located on the easterly portion of the property along with other uses within the shopping center. The main entrance is on the west side of the building, facing away from the residential adjacent to the east property line. The proposed supper club will not be detrimental to, or be a nuisance for, continued harmonious residential uses east of this property; therefore, staff has no objection to 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 that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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: MOLINA DE LA CRUZ, LLC

CONTACT: MYRIAM RODRIGUEZ, LAS DIVINAS RESTAURANT AND BAR, 320 N. NELLIS BLVD., SUITE 5, LAS VEGAS, NV 89110

DRAFT



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 (ZC) <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-23-0317</u> DATE FILED: <u>6/14/2023</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>7/13/23</u> PC MEETING DATE: <u>8/11/2023</u> BCC MEETING DATE: _____ FEE: <u>\$675-</u>
	PROPERTY OWNER NAME: <u>Rock Ridge at Regency Plaza LLC</u> ADDRESS: <u>2700 S Las Vegas Blvd. #2209</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-921-8274</u> CELL: <u>Same</u> E-MAIL: <u>ben@rockridgemanagement.com</u>
	APPLICANT NAME: <u>Milagro Molina de la Cruz (dba) Las Divinas Restaurant and Bar</u> ADDRESS: <u>320 N Nellis Blvd. Suite #5</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-531-0310</u> CELL: <u>323-809-3456</u> E-MAIL: <u>lasombrita671@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Myriam Rodriguez Jimenez</u> ADDRESS: <u>2350 S Jones Blvd. Suite #120</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>N/A</u> CELL: <u>702-801-6920</u> E-MAIL: <u>bookkeepingbiz@outlook.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-33-310-010 and 140-33-310-001

PROPERTY ADDRESS and/or CROSS STREETS: 320 N Nellis Blvd. Suite #5 Las Vegas, NV. 89110

PROJECT DESCRIPTION: Existing restaurant adding liquor/Supper Club license

(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.

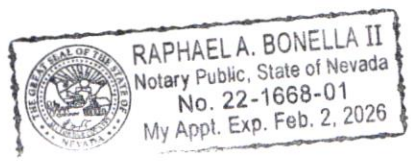
Martin Irving Schorr
Property Owner (Signature)*

MARTIN IRVING SCHORR
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 05/23/2023 (DATE)

By Martin Irving Schorr
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.

JUSTIFICATION LETTER

April 13th, 2023

MOLINA DE LA CRUZ, LLC
(dba) LAS DIVINAS RESTAURANT & BAR
320 N Nellis Blvd. Ste 5
Las Vegas, NV. 89110
APN: 140-33-310-010

**PLANNER
COPY**

CLARK COUNTY
DEPARTMENT OF COMPREHENSIVE PLANNING
500 S Grand Central Pkwy
Las Vegas, NV. 89155

UC-23-0317

APR: 22-101585

RE: JUSTIFICATION LETTER FOR SPECIAL USE PERMIT TO ALLOW ON-PREMISES CONSUMPTION OF ALCOHOL (SUPPER CLUB) IN C-2 ZONE.

To Whom It May Concern:

This letter is to provide justification, for requesting permission pertaining to, Molina de la Cruz LLC (dba) Las Divinas Restaurant & Bar.


The reason for this letter is to request the approval of a special use permit to be able to operate not only as a restaurant, but to allow on-premises consumption of alcohol (supper club) in a C-2 zone. I am attaching a Site Plan with this letter because unfortunately the restaurant is not in compliance with the distance regulation from residential property line, which should be 200ft from the closest residential area. On the Site Plan you can see there is a wall surrounding the entire shopping center area and the entrance to the residential areas are on the opposite side of the restaurant's entrance. The Special use permit will allow reduction to 147ft to the separation distance from the east side of the building to the east property line.

The restaurant is 2,402.69 sq ft, there is no patio area and the establishment is licensed currently as a restaurant only, open to the public from Sunday to Saturday from 10:00 am to 10:00 pm. There are no proposed changes to the existing parking lot or landscape areas inside the shopping center. Keeping the restaurant open will allow to have activity in this area since being in a corner in the back of the shopping center is usually a place for the homeless to gather and leave trash behind, in this way it can be kept clean.

A security protocol will be implemented, and a manager will be present at all times making sure that proper identification will be requested when serving alcohol and no minor under 21 years old will be allowed on the bar area. No alcohol will be served without consumption of food, people can sit on the bar area while waiting to be seated and enjoy their meal.

I have been running another restaurant since July 2019 with a beer and wine license, located at 871 N Nellis Blvd. Ste 4, called El Milagro Bar Salvadorean and Mexican Restaurant, I have been in compliance with the State and City requirements for a restaurant with alcohol sales and I have maintained my liquor license with City of Las Vegas in a good standing as I will do with the addition of the supper club license to this new location that I have been wanting to operate, creating new job opportunities and contribute to the growth of our economy and I will only achieve it with your support.

Kind regards,



Milagro de Molina de la Cruz
Molina de la Cruz LLC
Owner

VEHICLE REPAIR/RETAIL SALES
(TITLE 30)

JUDSON AVE/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0322-LARSON GLEN LIVING TRUST & LARSON GLEN LAMAR TRS:

USE PERMITS for the following: **1)** retail sales; **2)** vehicle (auto) maintenance; and **3)** vehicle (auto) repair in conjunction with an existing office/warehouse complex on a 0.3 acre portion of 10.5 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-117-003 through 140-20-117-005; 140-20-117-007 through 140-20-117-008; 140-20-117-010 through 140-20-117-014 ptn

USE PERMITS:

1. Permit retail sales as a primary use in the M-D zone.
2. Permit vehicle (auto) maintenance in the APZ-2 overlay.
3. Permit vehicle (auto) repair in the APZ-2 overlay.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4690 Judson Avenue
- Site Acreage: 0.3 (portion)/10.5 (overall site)
- Project Type: Vehicle repair & maintenance with retail sales
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 10,200
- Parking Required/Provided: 337/456

Site Plans & Request

The site plan depicts an existing office/warehouse complex with 4 buildings located at the northwest corner of Judson Avenue and Marion Drive. The plans show that the subject suite is

located in the southeastern portion of the site in a 10,200 square foot detached building. The subject building is set back 32.6 feet from Marion Drive and 82 feet from Judson Avenue with the building separated from the building to the west by 20 feet and from the building to the north by 30 feet. The plans show the proposed location of the facility is approximately 215 feet from the nearest residential use, a manufactured home park to the southwest of the site. Parking is located in the front of the subject building with additional parking areas located behind the building and surrounding the buildings to the north and west. Access to the site is provided by 3 commercial driveways, 1 driveway along Judson Avenue and 2 driveways (1 in the northern portion of the site and another in the southern portion of the site) along Marion Drive. The applicant is seeking the proposed use permit to conduct an auto repair and maintenance business with accompanying retail sales. These use permits are required as vehicle repair and maintenance require use permits in the APZ-2 overlay and retail sales requires a use permit in the M-D zone.

Landscaping

The landscape plan shows that there are 2 major landscaping strips existing along both Judson Avenue and Marion Drive. Both strips are approximately 15 feet wide with attached sidewalks. These landscaping strips appear to contain medium to large trees with shrubs interspersed between the provided trees. Parking lot landscape fingers are intermittently provided and contain various shrubs. There are no proposed changes to the provided landscaping nor are there any changes required.

Elevations

The elevations depict a 24 foot tall tilt-up office/warehouse building primarily constructed with stucco and vertical metal paneling. The building is 2 stories with the roofline and first story line accentuated by a straight cornice feature. The outside of the building is primarily a beige color with a clay red accent color provided for the cornice feature and roof gutters. Typical commercial windows are provided on the south elevation on both floors. Access to the building is provided by commercial doors on the south and north elevations with three 15 foot metal roll-up doors provided on the north elevation, interior to the site.

Floor Plans

The floor plans depict a 10,200 square foot office/warehouse rental space. The overall space is divided into an approximately 7,000 square foot workspace and storage area for handling battery and A/C compressor repair and installation. The approximately 3,200 square foot office area is split between 2 floors and contain offices, retail area, lobby and waiting area, and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are currently relocating to this site as it would provide a better location to maintain their current customer base and attract new customers. They state the space provided will allow for the sale of auto parts and for the repair and maintenance of vehicles. The business will be open Monday through Sunday between 9:00 a.m. and 6:00 p.m. The applicant states that there is sufficient parking, the location is far enough away from residential uses, and there is already similar uses present in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0458	Fountain, planter, and statuary production facility	Approved by PC	August 2018
UC-0283-15	Vehicle paint/body shop, vehicle repair, and reduce residential separation	Approved by PC	July 2015
UC-0057-09	Auctions, retail sales, secondhand sales, and jewelry sales in conjunction with an office/warehouse complex	Approved by PC	March 2009
UC-0730-08	Banquet facility in the M-D zone APZ-2 overlay with a reduction in the minimum lot size and an increase in the permitted density of gathering people	Approved by BCC	November 2008
UC-0212-07	Minor paint/body shop and vehicle repair in conjunction with an office/warehouse complex	Approved by PC	April 2007
UC-1663-06	Vehicle repair in an APZ-2 overlay	Approved by PC	January 2007
TM-0426-04	1 lot commercial subdivision	Approved by PC	September 2004
UC-1736-03	Banquet facility in conjunction with an office/warehouse complex - expired	Approved by PC	December 2003
DR-1706-03	Industrial building addition in conjunction with an office/warehouse complex	Approved by PC	November 2003
WT-1845-99	Modify cross gutter standards.	Approved by PC	January 2000
VS-1947-98	Vacated and abandoned a portion of the Glendale Avenue right-of-way crossing the property - recorded	Approved by BCC	December 1998
ZC-1946-98	Reclassified the site from R-E to M-D zoning with revised plans and reduced setbacks	Approved by BCC	December 1998
ZC-0235-90	Reclassified the site from R-E to M-1 zoning	Approved by BCC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & R-E	Open storage & single family residential
South	Business Employment	M-D & R-T	Mobile home park, office/warehouse, & undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Overall, staff finds that the intensity of a vehicle repair and maintenance facility is similar to those uses that are already present within the subject office/warehouse complex (auto repair, banquet facility, light manufacturing, etc.). In addition, the subject suite has been designed with the service bays facing away from the street and nearby residential uses, so the use should not cause any undue burdens on the neighboring area with regard to sight or noise, and should fit into the area without issue. Also, the number of people that could congregate at such a facility, even with retail sales, does not appear to be in a sufficient number to raise concerns with regard to the APZ overlay and potential aircraft accidents, as the location would be limited to the occasional retail customer, a few employees, and those waiting for their cars. The proposal appears to comply with Policy 5.3.1 of the Master Plan, which encourages compatible development around military installations. Finally, the uses as proposed would aid in the advancement of Policy 5.5.3, which encourages the expansion of small businesses in Clark County. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised any outside storage will need to comply with all Title 30 regulations, particularly those detailed in Table 30.44-1; the installation and use of cooling systems that consumptively use water will be prohibited; 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.

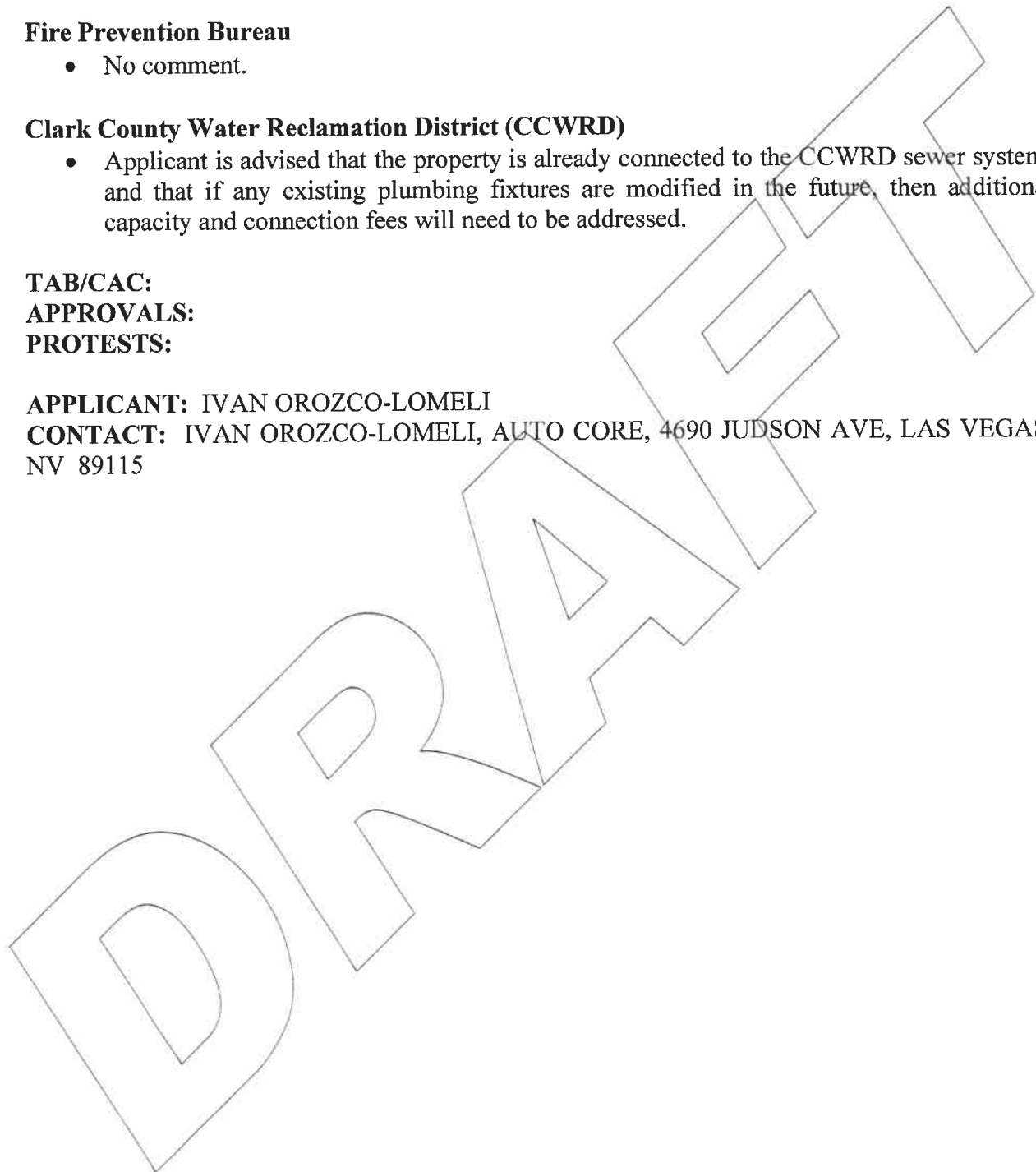
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IVAN OROZCO-LOMELI

CONTACT: IVAN OROZCO-LOMELI, AUTO CORE, 4690 JUDSON AVE, LAS VEGAS, NV 89115





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>VC-23-0322</u> DATE FILED: <u>6/16/23</u> PLANNER ASSIGNED: <u>HWS</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>7/13/23</u> PC MEETING DATE: <u>8/11/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>LARSON GLEN LIVING TRUST</u> ADDRESS: <u>PO BOX 364857</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89036</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AUTO CORE CORPORATION</u> ADDRESS: <u>4690 JUDSON AVE, LAS VEGAS NV 89115</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) 806-3085</u> CELL: _____ E-MAIL: <u>Battery Corp@outlook.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-20-117-008

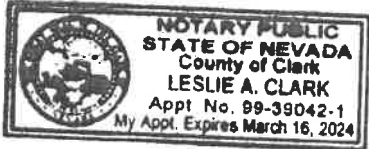
PROPERTY ADDRESS and/or CROSS STREETS: 4690 JUDSON AVE, LAS VEGAS NV 89115

PROJECT DESCRIPTION: AUTO CORE: Retail Sale, vehicle repair and maintenance

(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.

Glen Larson, Trustee Glen Larson Living Trust
 Property Owner (Signature) Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11-4-22 (DATE)
 By Glen Larson, Trustee
 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

AUTO CORE CORPORATIONS
4690 Judson Ave, Las Vegas, NV 89115
Tel: 702-806-3085

June 2, 2023

JUSTIFICATION LETTER

PLANNER
COPY
UL-23-0302

To Whom It May Concern:

RE: Justification Letter for Auto Core Corporation
Use permit for:

- Retail Sales in an M-D Zone
- Auto Repair in an APZ-2 Overlay Zone
- Vehicle Maintenance in an APZ-2 Overlay Zone

I am requesting a Use Permit at the address above to be able to perform: Minor Auto Repairs in an M-D zone, Retail Sales for auto parts in an APZ-Overlay Zone, and Vehicle Maintenance in an APZ-Overlay Zone. I have been doing business in this area for the past five years. In the same area, I moved from another locations that is about 200ft away.

The structure and planning of this building is ideal for my business operation. I have been looking in other areas of town to perform both activities but unfortunately, I have not found anything similar. From the front of the building, we welcome our clients that come to purchase auto parts and through the back with the use of rolling doors we can bring vehicles in for repairs. The fire system is ideal for any type of accident and has been approved by the fire prevention department.

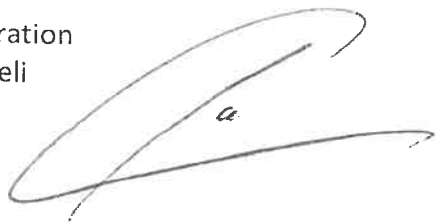
We have plenty of room to store parts and fit work tables that are used to repair small auto parts. We will be open Monday through Saturday and our hours of operation are 9am through 6pm. We count a total of 366 parking spaces throughout the whole site.

This area has brought back my existing clients and has a massive potential for new clients and therefore new opportunities for more employment. This is another reason why I am requesting this Use Permit.

I thank you for your prompt response to this matter, if you have any questions regarding this matter please feel free to contact me at the number above.

Best Regards

Auto Core Corporation
Ivan Orozco-Lomeli
Treasurer



RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/TROPICAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0318-DPIF 3 NV 14 HOLLYWOOD BLVD, LLC:

VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Azure Avenue and Tropical Parkway and a portion of right-of-way being Tropical Parkway located between Hollywood Boulevard and Checkered Flag Way west of the Speedway within Sunrise Manor (description on file). MK/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

123-26-201-002; 123-26-201-003

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The subject parcels are located east of Hollywood Boulevard and north of Tropical Parkway. The plans depict two, 5 foot wide segments of right-of-way along Hollywood Boulevard and Tropical Parkway being vacated. The applicant indicates this request is necessary in order for the right-of-way line to be behind the back of curb in lieu of back of attached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0345	Distribution center	Approved by BCC	August 2022
VS-1321-05	Vacated and abandoned right-of-way on Radwick Drive	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Warehouse
South & East	Business Employment	C-2	Speedway property
West	Business Employment	M-2	Warehouse

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 has no objection to the vacation of right-of-way for detached sidewalks.

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

- 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.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN RAMOUS

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD
#320, LAS VEGAS, NV 89119

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 type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0318</u>	DATE FILED: <u>6/5/23</u>
		PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Sunrise Manor</u> PC MEETING DATE: <u>8/1/23</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>	TAB/CAC DATE: <u>7/13/23</u> <u>6:30pm</u>

PROPERTY OWNER	NAME: <u>D P I F 3 NV 14 HOLLYWOOD BLVD L L C</u>
	ADDRESS: <u>5500 EQUITY AVENUE</u>
	CITY: <u>RENO</u> STATE: <u>NV</u> ZIP: <u>89502</u>
	TELEPHONE: <u>775.335.0172</u> CELL: <u>702.743.7673</u>
	E-MAIL: <u>jramous@dermody.com</u>

APPLICANT	NAME: <u>DPIF 3 NV 14 HOLLYWOOD BLVD LLC</u>
	ADDRESS: <u>5500 EQUITY AVENUE</u>
	CITY: <u>RENO</u> STATE: <u>NV</u> ZIP: <u>89502</u>
	TELEPHONE: <u>775.335.0172</u> CELL: <u>702.743.7673</u>
	E-MAIL: <u>jramous@dermody.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>TREASEA WOLF - KIMLEY- HORN</u>
	ADDRESS: <u>6671 LAS VEGAS BLVD. SOUTH, SUITE 320</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.786.1830</u> CELL: <u>702.683.1107</u>
	E-MAIL: <u>treasea.wolf@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 123-26-201-002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: NEC HOLLYWOOD & TROPICAL

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.



Property Owner (Signature)*

C. Douglas Lanning
 Chief Financial Officer

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF WASHOE
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 19, 2022 (DATE)
 By C. Douglas Lanning
 NOTARY PUBLIC: MCKAY KLONICKE



*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.

April 10, 2023
Project No. 092272006

Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, Nevada 89155

RE: JUSTIFICATION FOR RIGHT-OF-WAY VACATION ALONG HOLLYWOOD & TROPICAL FOR LOGISTICENTER AT SPEEDWAY II INDUSTRIAL PROJECT

To Whom It May Concern:

This letter is to provide justification, for the request by DPIF 3 NV 14 Hollywood Blvd. LLC, for the following vacations on the proposed industrial development (APN 123-26-201-002 & 003):

- 5' Right-of-Way vacation along Hollywood Boulevard
- 5' Right-of-Way vacation along Tropical Parkway

Due to the detached sidewalk requirement for Right-of-Way greater than 80' and both these streets having dedication to the old standard, back of attached sidewalk, we are requesting to vacate the 5' so that the Right-of-Way line is at the back of curb in lieu of back of attached sidewalk ONLY where the sidewalk is attached along both frontages. There are instances where the sidewalk is attached due to conflicts, required attached sidewalk condition and the intersection and cul-de-sac.

We look forward to working with Clark County on these vacations and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn



Treasea Wolf

Digitally signed by Treasea Wolf
DN: C=US,
E=treasea.wolf@kimley-horn.com,
O=Kimley-Horn, CN=Treasea Wolf
Date: 2023.04.10 11:08:07-0700

Treasea Wolf, P.E.

APN: 123-26-201-002

Recording Requested By:
Dermody Properties
5500 Equity Avenue
Reno, Nevada 89502
Attn: Asset Management

When Recorded Mail To and
Mail Tax Statements To:
DPIF3 NV 14 HOLLYWOOD
BLVD., LLC
c/o Dermody Properties
5500 Equity Avenue
Reno, Nevada 89502

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

QUIT CLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DPIF3 NV 14 HOLLYWOOD BLVD., LLC, a Delaware limited liability company which erroneously acquired title as DPIF3 NV 14HOLLYWOOD BLVD, LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), does hereby remise, release, and forever quitclaim to DPIF3 NV 14 HOLLYWOOD BLVD., LLC, a Delaware limited liability company, as the Grantee, certain real property in the County of Clark, State of Nevada described on Exhibit A attached hereto and incorporated herein by this reference.

[Remainder of page intentionally left blank. Signature page follows.]

Inst #: 20220901-0001475

Fees: \$42.00

RPTT: \$0.00 Ex #: 001

09/01/2022 11:36:10 AM

Receipt #: 5098173

Requestor:

CA - First American Title

Recorded By: SCHIABLE Pgs: 4

Debbie Conway

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

ACCESSORY STRUCTURES
(TITLE 30)

HONEYGROVE AVE/SLOAN LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0306-MONTGOMERY, JOHN H. & ML FAM TR & MONTGOMERY, JOHN H. TRS:

USE PERMIT to allow accessory structures to not be architecturally compatible with the principal residence.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Honeygrove Avenue, 1,000 feet east of Sloan Lane within Sunrise Manor. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

140-27-214-059

USE PERMIT:

Allow 2 existing RV/boat covers to not be architecturally compatible with the principal residence where required to be architecturally compatible with the principal building per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the separation between 2 existing RV/boat covers to 2 feet where 6 feet is required per Table 30.40-1.
 - b. Reduce the separation between existing shed and existing RV/boat cover to 4 feet where 6 feet is required per Table 30.40-1.
2.
 - a. Reduce the rear setback of an existing shed to 3 feet where 5 feet is required per Table 30.40-1.
 - b. Reduce the interior side setback of an existing shed to 3.5 feet where 5 feet is required per Table 30.40-1.
 - c. Reduce the interior side setback of an existing RV/boat cover to 3 feet where 5 feet is required per Table 30.40-1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6052 Honeygrove Avenue
- Site Acreage: 0.3
- Project Type: Accessory structures
- Number of Stories: 2 (main residence)
- Building Height (feet): 7 (shed)/12 (RV/boat Cover A)/12 (RV/boat Cover B)/9 (detached garage)
- Square Feet: 140 (shed)/240 (RV/boat Cover A)/396 (RV/boat Cover B)/384 (detached garage)/2,923 (existing principal residence)

History

The applicant previously submitted a use permit and a waiver of development standards in 2021 for the setback and separation for the accessory structures. UC-21-0723 was approved on February 2022 for the 2 foot separation between the 2 RV/boat covers, the rear setback of the existing shed to be 3 feet, and the side setback to be 3.5 feet. Lastly, it allowed the RV/boat covers not to be architecturally compatible to the principal residence.

The applicant previously stated that they would move the RV/boat covers 5 feet from the east property line. As a result, a waiver for the RV/boat covers setback to the east property line was not included in the original application (UC-21-0723). However, the RV/boat covers are still 3 feet from the east property line which necessitates another waiver. This application is for all the previously approved requests in addition to the waiver request for the RV/boat covers setbacks.

Site Plan

The plan depicts an existing 2 story single family residence on 0.3 acres. The principal residence is centrally located on the parcel and the front of the home that faces south toward Honeygrove Avenue.

The applicant's property includes 1 detached garage, 2 RV/boat covers, and 1 shed. The plan shows there is 1 existing detached garage in the northwest corner of the site that is set back 5 feet from the north and west property lines and separated by 8 feet from the principal residence. The applicant obtained building permits (00-4822) for the existing detached garage. The northeast corner of the site includes a shed that is set back 3 feet from the north property line and 3.5 feet from the east property line. Just south of the shed are 2 existing RV/boat covers. Per the site plan, the RV/boat covers have a separation of 2 feet from one another, and they are set back 3 feet from the east property line, 13 feet from the residence to the west, and 4 feet from the shed to the north.

The applicant is requesting to reduce the rear setback of the shed in the northeast corner to 3 feet where 5 feet is required and the interior side setback to 3.5 feet where 5 feet is required per Title 30. The applicant is also requesting the interior side setback of the RV/boat cover to be 3 feet where 5 feet is required. The applicant is also asking to reduce the 6 foot separation requirement to 2 feet between the 2 RV/boat covers, and 4 feet between the shed and existing RV/boat cover.

Landscaping

Per the submitted plans, the site includes numerous amounts of shrubs, trees, fruit trees, and grass in the rear yard.

Elevations

The photos show that the existing shed on the northwest corner has an overall height of 7 feet and the exterior materials include engineered wood painted a light cream color with beige trim. The RV/boat covers have a steel frame with horizontal metal paneling that are also in a cream color. The overall height of both RV/boat covers is 12 feet.

Floor Plan

The shed has an overall area of 140 square feet, RV/boat Cover A has an overall area of 240 square feet, and RV/boat Cover B has an overall area of 396 square feet. The principal residence has an overall area of 2,923 square feet and the detached garage on the northwest corner has an overall area of 384 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they have 3 accessory structures on his property, including a shed and 2 shade structures. One shade structure covers a 19 foot boat and the other covers a 24 foot recreational vehicle. The applicant would like to keep the accessory structures as is, due to the multiple fruit bearing trees that he has planted 23 years ago. If he moves the accessory structures to follow Title 30 Code, it would be detrimental to his fruit bearing garden. The applicant is requesting to waive existing setbacks and separations for each accessory structure and is requesting that the structures not to be architectural compatible to the principal building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0723	Allowed an accessory structure not to be architecturally compatible with a waiver for reduced separation and reduced setback	Approved by PC	February 2022
VC-1987-98	Allowed a 6 foot screen wall/6 foot retaining wall on 5 lots within the Hollywood Highlands residential subdivision	Approved by PC	January 1999
ZC-0898-98	Reclassified 40 acres from R-E to R-1 and R-D zoning	Approved by BCC	August 1998

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active zoning violation (CE21-08788) for building accessory structures without permits and not following setback requirements per Title 30.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff determines that existing RV/boat covers are not visually intrusive to the site or the neighboring properties.

The RV/boat covers match the color of the principal residence and are set back behind an existing cream colored fence that is set back approximately 45 feet from the right-of-way to the south. Submitted photos show that the applicant's parcel is also well maintained which includes the RV/boat covers and other accessory structures. Staff can support this request.

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

Staff supports the applicant's request to reduce the separation between 2 RV/boat covers to 2 feet where 6 feet is required. Staff also supports reducing the separation between the existing shed and the existing RV/boat cover to 4 feet where 6 feet is required. Reducing separation does not negatively impact the structure or the applicant's property. Therefore, staff can support this request.

Waiver of Development Standards #2

The applicant's plans show that the shed is set back 3 feet from the northern wall, just south of an existing retaining wall with a planter. The shed is also set back 3.5 feet from the eastern wall. Lastly, the RV/boat covers have a setback of 3 feet from the east property line. The neighbor to the east which may be directly impacted by the shed and RV/boat covers signed the applicant's approval letter showing support of the applicant's requests. Staff finds that the existing placement of the shed and RV/boat covers is not unfavorable to the applicant's property, and; therefore, supports 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

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN MONTGOMERY

CONTACT: JOHN MONTGOMERY, M & M EQUIPMENT REPAIR, 6052 HONEYGROVE AVENUE, LAS VEGAS, NV 89110



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 (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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>23-0306</u> DATE FILED: <u>5-23-2023</u> PLANNER ASSIGNED: <u>N.A.I</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>7/13/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/2/2023</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>John Montgomery</u> ADDRESS: <u>6052 Honey Grove Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-734-2641</u> CELL: <u>702-525-3419</u> E-MAIL: <u>JohnHMx2@cox.net</u>
	APPLICANT NAME: <u>Same as Above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same as Above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-27-214-059
 PROPERTY ADDRESS and/or CROSS STREETS: 6052 Honey Grove Ave Las Vegas, NV
 PROJECT DESCRIPTION: Setback for Accessory Structure

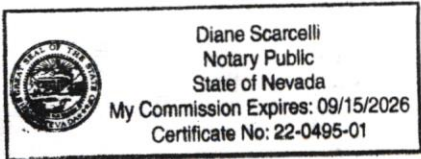
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

John Montgomery John Montgomery
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5-23-23 (DATE)

By * John Montgomery *
 NOTARY PUBLIC: Diane Scarcelli



*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.

John Montgomery
6052 Honeygrove Ave.
Las Vegas, NV 89110

Letter of Explanation

May 23, 2023

I am requesting a variance for two shades and a shed on the east side of my property. The shed has gardening tools and camping equipment in it. It is also equipped with two fire sprinklers on the ceiling. The rear shed covers a 19 ft. boat and the front shade covers a 24 ft. motor home. All three are 3 ft. away from the property line. My property is 3 to 4 ft. lower than the neighbors property where they also have sheds on the same corners of their property.

I have fruit trees along the west side of the shades that I planted 23 years ago. All are now bearing fruit which I give to all my neighbors. That is a big reason I don't want to move the shed or shades as they are now up against the shades.

In support of my request, 18 of my neighbors have signed a declaration with their support of my existing shades. No one objected. The county commission gave their approval also.

Thank you for your consideration,

A handwritten signature in black ink that reads "John Montgomery". The signature is written in a cursive, flowing style with a large initial "J" and "M".

John Montgomery

SINGLE FAMILY RESIDENTIAL DEVELOPMENT PHYLLIS ST/ORANGE TREE AVE
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0340-HALLEWELL, MICHAEL H. & NANCY L.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce setback; 3) allow alternative yards; and 4) allow an attached sidewalk and alternative landscaping.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 4.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-03-501-008; 161-03-501-015; 161-03-501-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the wall height to 16 feet (10 foot retaining wall and 6 foot screening wall) where 9 feet (3 foot retaining wall and 6 foot screening wall) is the standard per Section 30.64-050 (a 78% increase).
2. Reduce the interior side setback for a principal structure (Lot 7) to 3 feet where 5 feet is required per Table 30.40-2 (a 40% reduction).
3. Allow alternative yards for Lots 1 and 15.
4. a. Allow an alternative street landscaping with attached sidewalk along Orchard Valley Drive where detached sidewalk and landscaping are required per Figure 30.64-17.
b. Allow 6 feet of landscaping along Phyllis Street where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 60% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 9 feet where 3 feet is the standard per Section 30.32.040-9 (a 200% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1325 Phyllis Street & 1278 Orchard Valley Drive
- Site Acreage: 4.6
- Number of Lots/Units: 21
- Density (du/ac): 4.4
- Minimum/Maximum Lot Size (square feet): 23,296/5,203
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,617 & 3,261

Site Plans

The plans depict a single family residential development consisting of 21 lots on 4.6 acres at a density of 4.4 dwelling units per acre. The lot sizes range from a maximum lot size of 23,296 square feet to a minimum lot size of 5,203 square feet, respectively. The sole means of access to Lots 1 through 16 is granted via a 48 foot wide public street (Vespian Court), connecting to Orchard Valley Drive, terminating in a cul-de-sac. Lots 17 through 21 have access via Phyllis Street. Three existing single family residences are located on Lots 7, 8, and 16 and will remain within the proposed development. An attached 5 foot wide sidewalk is proposed on both sides of Vespian Court. Lots 17 through 21 front on Phyllis Street and are located adjacent to an existing 5 foot wide attached sidewalk.

Alternative yards are proposed for Lots 1 and 15 due to the parallel orientation of the principal buildings, instead of perpendicular orientation. The proposed length of the homes are parallel to Vespian Court and the front will face east, where traditionally there would be a side property line. The reorientation of the homes will establish alternative yards since the traditional front yard as established in Chapter 30.56 will now be considered a side yard.

Landscaping

The plans depict a 6 foot landscape buffer of trees planted 20 feet on center along Orchard Valley Drive. This request includes a waiver for a 5 foot wide attached sidewalk to be constructed along a portion of Orchard Valley Drive, adjacent to the western property line of Lots 1 and 15 (Lot 16 has an existing 5 foot wide attached sidewalk) and alternative landscaping to include a 6 foot wide landscape strip behind the proposed attached sidewalk. In addition, this application includes a waiver to provide 6 feet of 24 inch box large trees (Figure 30.64-8) instead of 15 feet required landscaping behind an existing attached sidewalk along Phyllis Street.

Additionally, this request includes a waiver to increase the wall height (retaining and screening) to 16 feet (10 foot retaining/6 foot screening). The maximum retaining height would be located along Orchard Valley Drive, with additional retaining walls above 3 feet located along the north and south property lines.

Elevations & Floor Plans

There are 2 architectural floor plans and elevations. The proposed 2 story detached single family homes are 2,617 square feet and 3,261 square feet, 25 foot high. A 2 car garage will be provided for each house, in addition to a full length driveway that can park a minimum of 2 vehicles. Materials and architectural elements such as concrete roof tiles, stucco, as well as windows and door pop-ups are proposed for the 2 home models.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request to increase wall height from 9 feet to 16 feet along a local street (Orchard Valley Drive) ensures that the site maintains adequate drainage while matching the existing grade of Phyllis Street. In reference to the alternative landscaping along Phyllis Street, the applicant states there are no landscape buffers adjacent to the project site since most of the homes along Phyllis Street front the roadway. Moreover, the applicant believes the proposed alternative landscaping along both, Orchard Valley Drive and Phyllis Street, will enhance the streetscape while better matching the existing improvement areas.

Alternative yards for Lots 1 and 15 are required due to the irregular shape of the lots and the presence of an existing fault line, the proposed homes must be situated in a non-standard orientation, parallel to the street rather than perpendicular. In this configuration, this deviation is minor in nature, the applicant believes that this would not have an adverse effect on the adjacent property owners. Additionally, requests to have alternative yards on irregular shaped lots have been approved in the past.

Regarding the request to waive Table 30.40-2 to allow for a 3 foot interior side setback on Lot 7 where a 5 foot minimum is required, the applicant states the existing home was constructed in 1956, prior to the adoption of Title 30 development standards. Since only 48.5 feet of the structure encroaches past the required setback and because the structure has existed in its current state for nearly 7 decades, it is not believed that this waiver would have an adverse effect on the adjacent property owners.

Furthermore, the applicant states the request for an excess fill of 9 feet where a 3 foot maximum is due to the change in elevation across the site, excess fill is needed for Lots 1 through 6, 9 through 12, 15, and Lots 18 through 21. The increased fill ensures that the site maintains adequate drainage while matching the existing grade of Phyllis Street and expects the impact on the adjacent properties to be negligible.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500242	22 lot single family residential development	Approved by BCC	January 2020
UC-19-0894	Allowed an accessory structure (garage) prior to construction of a single family residence	Approved by BCC	January 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0958	Reclassified the southern portion of the project site from R-E to R-1 zoning for a future residential development	Approved by BCC	February 2019
AG-18-900511	Approved the settlement agreement Hallewell vs. Clark County	Approved by BCC	August 2018
UC-0195-17	Commercial boarding stable and reduced pasture, turn-out, and training area	Denied by BCC	April 2017
ZC-0798-16	Reclassified a portion of the project site from R-1 to R-E zoning	Denied by BCC	April 2017

Surrounding Land Use

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

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #4

Staff recognizes the topographic differential between the west and east property lines. However, there are no walls of this height in the surrounding areas. The wall would tower over the local street as well as the developed single family residences to the west of the subject site and would stand out significantly in the context of the surrounding area. The properties immediately to the west and directly across from Orchard Valley Drive do not have any walls in the front yards. Staff finds that this wall height will create an undesirable precedent in the area. Finally, staff finds that there are design alternatives, such as terracing, that could be implemented to reduce the visual, and physical concerns that the wall could create. The north and south boundary lines will also have retaining walls above 3 feet, but the overall heights will not be as massive as the proposed westerly wall. Therefore, staff cannot support the wall height increase to 16 feet.

Furthermore, staff cannot support the proposed alternative landscaping for the required street landscaping along Phyllis Street and Orchard Valley Drive. With the proposed wall height of 16 feet along the Orchard Valley Drive, a 6 foot wide landscape will not help mitigate the mass of the perimeter wall. In addition, Title 30 requires a 15 foot wide landscape strip when an attached sidewalk is permitted. The trees required per Code require that street landscaping provide shade to the sidewalk during multiple times of the day and that they will contribute to the visual relief of the proposed wall along Orchard Valley Drive. Also, the required street landscape along Phyllis Street will enhance the streetscape and provide shade to the sidewalk during multiple times of the day.

Waivers of Development Standards #2 & #3

Staff finds that the proposed alternative yards for Lots 1 and 15, along with the interior side setback reduction for Lot 7 will not negatively impact the other lots within the subdivision nor will they impact the adjacent developed properties. Normally staff would have recommended approval of these 2 waivers. However, since staff is not recommending approval of waivers of development standards #1 and #4 and the design reviews, staff cannot support these requests.

Design Review #1

The design of the proposed subdivision includes an attached 5 foot wide sidewalk on both sides of the public street along Vespian Court. Staff does not find that the alternative lot configurations will negatively impact the existing residential developments to the north and south. Nor will the alternative lot configuration impact the future model homes to be built within this subdivision. However, staff cannot support the proposed alternative street landscaping in conjunction with the request to allow a 16 foot high wall along Orchard Valley Drive as requested. Furthermore, staff cannot support the alternative landscaping proposed along Phyllis Street since the lack of landscape buffer will create a void in the natural shade provided by the trees. Therefore, staff cannot support this request.

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. However, since Planning is recommending denial of the application, staff cannot support this 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 purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Full off-site improvements.
- 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 #0264-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: VIKING DEVELOPMENT

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, 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 (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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>WS-23-0340</u> DATE FILED: <u>06/07/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>July 13, 2023</u> PC MEETING DATE: BCC MEETING DATE: <u>August 2, 2023</u> FEE: <u>\$1180</u>
	PROPERTY OWNER NAME: <u>Michael & Nancy Hallewell</u> ADDRESS: <u>1325 Orchard Valley Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89142</u> TELEPHONE: <u>702-556-6636</u> CELL: E-MAIL: <u>riyantsharan@gmail.com</u>
	APPLICANT NAME: <u>Viking Land LLC Attn: Riyan Sharan</u> ADDRESS: <u>4471 Dean Martin Dr. #806</u> CITY: <u>Las Vegas, NV 89103</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-556-6636</u> CELL: E-MAIL: <u>riyantsharan@gmail.com</u> REF CONTACT ID #:
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</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>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 161-03-501-008, -017 and -015

PROPERTY ADDRESS and/or CROSS STREETS: Orchard Valley Dr. & Swan Song Rd.

PROJECT DESCRIPTION: Single-Family Residential Subdivision

(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 is conducted. If the applicant is not the owner of record, the undersigned understands that the application must be complete and accurate before a hearing is conducted. The undersigned understands that the application must be complete and accurate before a hearing is conducted. The undersigned understands that the application must be complete and accurate before a hearing is conducted.

[Signature]
[Signature] Michael Hallewell

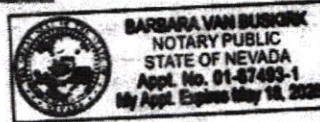
Property Owner (Signature)*

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-24-22 (DATE)

By Michael Hallewell
NOTARY PUBLIC: Barbara Van Buskirk



*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.

Revised 09/14/2022



TANEY ENGINEERING

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

April 12, 2023

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

WS-23-0340

**Re: Orchard Valley & Swan Song
APR-23-100118
APN: 161-03-501-008, 161-03-501-015, & 161-03-501-017
Justification Letter (Revised)**

To whom it may concern:

On behalf of our client, Viking Land, LLC, Taney Engineering is respectfully submitting justification for Waivers of Development Standards and a Design Review for a previously approved single-family residential subdivision approved by the Clark County Board of County Commissioners on January 8, 2021 (TM-19-500242).

Project Description:

This project is a 4.68 gross-acre, 21-lot single-family residential subdivision with 4.49 dwelling units per acre located to the east of Orchard Valley Drive and west of Phyllis Street. The subject parcels are zoned R-1 (Single-Family Residential District), with a planned land use of MN (Mid-Intensity Suburban Neighborhood). We are not requesting any modifications to the current zoning or planned land use.

Three existing single-family homes will be retained on lots 7, 8, and 16. Access to the subdivision will be via a 48-foot public street that terminates in a cul-de-sac. Five lots will be accessed via Phyllis Street.

Perimeter landscaping is provided in accordance with Figure 30.64-8. A 6-foot landscape buffer of trees planted every 20 feet on center will be located along Orchard Valley Drive.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a total 16-foot-high combination 6-foot screen wall and 10-foot maximum retaining wall where 9 feet maximum is allowed. The maximum retaining height would be located along the west property line, with additional retaining walls above 3 feet located along the north and south property lines. The increased wall height ensures that the site maintains adequate drainage while matching the existing grade of Phyllis Street.

Waiver of Development Standards – Front Setback

This request is to waive Table 30.40-2 to allow for a 10-foot front setback where 20 feet is required on lots 1 and 15. Due to the irregular shape of the lots and the presence of an existing fault line, the proposed homes must be situated in a non-standard orientation, parallel to the street rather than perpendicular. In this configuration, the reduction in the front yard setback would be to the actual side yard of the homes. As this deviation is minor in nature, we do not believe that this would have an adverse effect on the adjacent property owners. Additionally, requests to have alternative yards on irregular shaped lots have been approved in the past.



Waiver of Development Standards – Rear Setback

This request is to waive Table 30.40-2 to allow for a 5-foot rear setback on lot 15, where 20 feet is required. Due to the irregular shape of the lot and the presence of an existing fault line, the proposed home must be situated in a non-standard orientation, parallel to the street rather than perpendicular. In this configuration, the reduction in the rear yard setback would be to the actual side yard of the homes. As this deviation is minor in nature, we do not believe that this would have an adverse effect on the adjacent property owners. Additionally, requests to have alternative yards on irregular shaped lots have been approved in the past.

Waiver of Development Standards – Interior Side Setback

This request is to waive Table 30.40-2 to allow for a 3-foot interior side setback on lot 7 where a 5-foot minimum is required. The existing home was constructed in 1956, prior to the adoption of Title 30 development standards. Since only 48.50 feet of the structure encroaches past the required setback and because the structure has existed in its current state for nearly seven decades, it is not believed that this waiver would have an adverse effect on the adjacent property owners.

Waiver of Development Standards – Detached Sidewalk and Landscape Buffer

This request is to waive Section 30.64.030 requiring detached sidewalks and a landscape buffer per Figure 30.64-17 along Orchard Valley Drive. The section of attached sidewalk is approximately 125 feet in length and is intersected by the proposed extension of Vespian Lane into the site. Since attached sidewalks with no landscape buffer exist to the north, south, and west of the Orchard Valley Drive frontage, we are requesting to maintain similar standards by adhering to Figure 30.64-8. This would be an improvement over current standards in the area as Figure 30.64-8 requires a 6-foot landscape buffer adjacent to the sidewalk.

Design Review – Architecture

This request is for a design review for two architectural floor plans and elevations. The proposed two-story detached single-family homes are 2,617 square feet and 3,261 square feet. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 9 feet where a 3-foot maximum is allowed per Section 30.32.040-9. Due to the change in elevation across the site, excess fill is needed for lots 1-6, 9-12, 15, and 18-21. The increased fill ensures that the site maintains adequate drainage while matching the existing grade of Phyllis Street. We expect the impact on the adjacent properties to be negligible.

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

Sincerely,

Jeremiah Delci-Johnson
Land Planner