



# Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

July 29, 2021

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 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/SunriseManorTAB>

Board/Council Members: Alexandria Malone, Chairperson  
 Bricieda Castro, Vice Chairperson  
 Paul Thomas, Member  
 Earl Barbeau, Member  
 Max Carter II, Member

Secretary: Jill Leiva, 702-334-6892, and [jillniko@hotmail.com](mailto: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 Beatriz Martinez: [Beatriz.Martinez@clarkcountynv.gov](mailto:Beatriz.Martinez@clarkcountynv.gov); William Covington, [William.covington@clarkcountynv.gov](mailto:William.covington@clarkcountynv.gov); Anthony Manor: [manora@clarkcountynv.gov](mailto:manora@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 15, 2021. (For possible action)
- IV. Approval of the Agenda for July 29, 2021 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items: None

VI. Planning and Zoning

08/17/21 PC

- 1. **WS-21-0330-WHIPPLE, RICHARD G. JR & MERRIANNE C.:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow existing screening; **2)** reduced setbacks; and **3)** reduced building separation in conjunction with an existing residence on 0.2 acres in an R-T (Manufactured Home Residential) Zone. Generally located on the southwest corner of Betty Lane and Mabel Road within Sunrise Manor. WM/jor/jo (For possible action)

08/17/21 PC

08/18/21 BCC

- 2. **WS-21-0348-PAVILOS FAMILY TRUST ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased retaining wall height; and **2)** reduced street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** single family residences; and **2)** finished grade on 14.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

08/18/21 BCC

- 3. **TM-21-500109-PAVILOS FAMILY TRUST ET AL:**  
**TENTATIVE MAP** consisting of 20 single family residential lots on 14.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

08/18/21 BCC

- 4. **ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**  
**ZONE CHANGE** to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow areas subject to vehicular traffic to be gravel where paving is required.

**DESIGN REVIEW** for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes). Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). WM/lm/jd (For possible action)

08/18/21 BCC

VII. General Business

- 1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion only)
- 2. Take public input regarding suggestions for the next budget request(s). (For possible action)

- 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: August 12, 2021.
- 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 Choose a building block.  
<https://notice.nv.gov>



## Sunrise Manor Town Advisory Board

July 15, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- EXCUSED
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Will Covington	

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

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

II. Public Comment: None

III. Approval of July 1, 2021 Minutes

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

IV. Approval of Agenda for July 15, 2021

**Moved by: Mr. Castro**  
**Action: Approved**  
**Vote: 4-0/Unanimous**

V. Informational Items: None

## VI. Planning & Zoning

07/21/21 BCC

1. **VS-21-0272-KENSINGTON LAND LEASE COMMUNITY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Nellis Boulevard and Lamont Street (alignment), and between Las Vegas Boulevard and Goodin Way within Sunrise Manor (description on file). MK/jgh/jd (For possible action) 7/21/21 BCC  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**

08/04/21 BCC

2. **ET-21-400098 (VS-19-0306)-GREYSTONE NEVADA, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of a right-of-way being Hollywood Boulevard located between Cheyenne Avenue and Alto Avenue and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/sd/jo (For possible action) 08/04/21 BCC  
**Moved by: Mr. Thomas**  
**Action: Approved per staff recommendations**  
**Vote: 4-0/Unanimous**

**VII. General Business:** The board members and neighbors talked about what they would like for the next budget request and the parks security is top on the list especially Lewis Park. Mr. Covington suggested that everyone take the "Branding Clark County" survey and to also voice opinions on how the American Rescue Plan dollars are spent.

**VIII. Public Comment:** Mr. Thomas mentioned that there is no police presence in the area and it is needed.

**IX. Next Meeting Date:** The next regular meeting will be July 29, 2021

**X. Adjournment**  
The meeting was adjourned at 7:08p.m.

08/17/21 PC AGENDA SHEET

SCREENING AND SETBACKS  
(TITLE 30)

BETTY LN/MABEL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0330-WHIPPLE, RICHARD G. JR & MERRIANNE C.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow existing screening; 2) reduced setbacks; and 3) reduced building separation in conjunction with an existing residence on 0.2 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the southwest corner of Betty Lane and Mabel Road within Sunrise Manor. WM/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**

140-33-414-086

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow an existing 4 foot high non-decorative (solid white vinyl) fence within 15 feet of the front property line where a 5 foot high decorative fence is allowed per Table 30.64-1.
2. a. Reduce the rear setback of an accessory structure to zero feet where 5 feet is required per Table 30.40-2 (a 100% decrease).  
b. Reduce the interior side setback of an accessory structure to 1 foot where 5 feet is required or Table 30.40-2 (an 80% decrease).
3. Reduce the building separation to 2 feet where 6 feet is required per Table 30.40-2 (a 67% decrease).

**LAND USE PLAN:**

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 195 Betty Lane
- Site Acreage: 0.2
- Project Type: Existing fencing and accessory structure setbacks and separation
- Building Height (feet): 4 (white vinyl fence)/9 (storage building #1)/8 (storage shed #2)/8 (pergola under construction)
- Square Feet: 1,344 (residence)/198 (storage building #1)/64 (storage shed #2)/139 (pergola wood decking)

### Site Plan

The site plan depicts an existing manufactured home oriented east to west in the center of the subject parcel. The east half of the parcel includes the driveway (which runs east to west along the north property line) and a solid white vinyl fence (4 foot high) along the east property line with an access gate located on the northeast corner of the site. The rear yard is located along the west property line and has 2 existing storage sheds and a pergola that is under construction.

Per the site plan, storage building #1 is set back 5 inches from the north property line, 2 feet from the west property line, 4 feet from the residence, and has a separation of 2 feet from storage shed #2 (located to the south). Storage shed #2 is located 1 inch from the west property line, 8 feet from the residence, and is separated by 2 feet from the shed to the north. The pergola that is under construction is located 11 feet from the residence, and 1 foot from the south and west property lines. There is an existing 6 foot high block wall along the north and west property lines, and a 4 foot to 5 foot high vinyl fence along the south property line and a portion of the northeast corner of the site. The applicant is requesting to allow the white vinyl fence to remain along the east property line, and approval of the setbacks and building separation for the accessory structures in the rear yard.

### Landscaping

Submitted aerial photos show that there is white decorative rock and decorative pavers within the front yard and shrubs and synthetic grass on the south side of the residence. Staff is recommending that the applicant plant 1 tree and 3 shrubs within the front yard to soften the streetscape.

### Elevations

Photographs depict a 1 story manufactured home with vertical engineered siding and white trim with a shingle roof. The existing solid white vinyl fence is 4 feet high and is connected to a sliding white wrought iron gate that is also 4 feet high. The accessory structures in the rear yard (storage building #1 and storage shed #2) also have vertical siding which match the residence and shingle roofing. Storage building #1 has an overall height of 9 feet, storage shed #2 has an overall height of 8 feet, and the pergola that is under construction will have an overall height of 8 feet.

### Floor Plans

Storage building #1 has an overall area of 198 square feet, storage shed #2 has an overall area of 64 square feet, and the pergola decking is 139 square feet. The existing residence has an overall area of 1,344 square feet.

### Applicant's Justification

Per the submitted justification letter, the applicant states that the existing home was recently purchased and when renovations were planned the applicant submitted plans to the homeowner's association (HOA) for review. The plans were approved by the HOA, and construction soon commenced. Per the applicant, the approval was then rescinded once the HOA realized the fence along the front yard (east property line) was a 4 foot high solid white vinyl fence. Title 30 allows a 5 foot high decorative fence within 15 feet of the front property line; however, vinyl

fences are not considered decorative per Title 30. The waivers of development standards request is to allow the existing storage shed and pergola setbacks to remain as is.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Residential Suburban	R-T	Manufactured homes
East	Residential High (8 to 18 du/ac)	R-3	Townhome development

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

There is an active violation (CE21-06305) for constructing a non-decorative fence within 15 feet of the front property line.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current 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.

Waiver of Development Standards #1

Although the existing vinyl fence is not considered decorative by Title 30 since the material is not wrought iron, the photos show that the fence has a decorative design and is architecturally compatible to the residence. The fence is 4 feet high and does not create a visual canyon effect but enhances the streetscape aesthetically; therefore, staff supports this request.

Waiver of Development Standards #2

Staff does not normally support setback reductions to zero feet; however, Title 30 allows sheds to have a zero foot setback reduction with a Minor Deviation request and a letter of support signed by the applicant's neighbors. If the neighbors do not object to the setback reduction, staff can also support this request. Staff finds that the structures are not visually obtrusive to the overall site.

Waiver of Development Standards #3

Since staff supports the aforementioned waivers regarding setbacks (#2a and #2b), staff also supports this request. Reducing the building separation between storage building #1 and the residence does not pose a hindrance to the site.



**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Plant 1 tree and 3 shrubs within the front yard.
- Certificate of Occupancy 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**

- No comment.

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

- No comment.

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

**APPLICANT:** RICHARD GARY WHIPPLE  
**CONTACT:** RICHARD WHIPPLE, 195 BETTY LN, LAS VEGAS, NV 89110



PLANNER COPY

# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

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

STAFF

APP. NUMBER: WS-21-0330 DATE FILED: 6/29/21  
 PLANNER ASSIGNED: Bill  
 TAB/CAC: SUNRISE MANOR TAB/CAC DATE: July 29th  
 PC MEETING DATE: AUG 17, 2021 @ 6:30pm  
 BCC MEETING DATE: —  
 FEE: \$775

PROPERTY OWNER

NAME: RICHARD WHIPPLE  
 ADDRESS: 195 BETTY LN  
 CITY: LAS VEGAS STATE: NV ZIP: 89110  
 TELEPHONE: 702 300-1242 CELL: 702 300-1242  
 E-MAIL: WHIPPLEJR613@YAHOO.COM

APPLICANT

NAME: RICHARD WHIPPLE  
 ADDRESS: 195 BETTY LN.  
 CITY: LAS VEGAS STATE: NV ZIP: 89110  
 TELEPHONE: 702 300-1242 CELL: 702 300-1242  
 E-MAIL: WHIPPLEJR613@YAHOO.COM REF CONTACT ID #:

CORRESPONDENT

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 140-33-414-086  
 PROPERTY ADDRESS and/or CROSS STREETS: 195 BETTY LN, LAS VEGAS, NV. 89110 (CHARLESTON/NELLIS)  
 PROJECT DESCRIPTION: FRONT FENCE

(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.

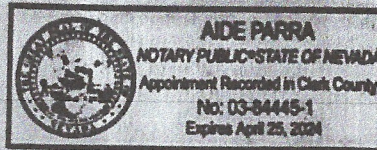
Property Owner (Signature)\*

RICHARD WHIPPLE  
 Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/23/21 (DATE)

By Richard Whipple  
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.

WS-21-0330  
planner

April 23, 2021

Richard Whipple  
195 Betty Ln  
Las Vegas NV, 89110

To : Department of Comprehensive Planning

I am writing to you to request a waiver of development standards:

I recently purchased a new home with my wife and we have started renovating the property to make it look better for the neighborhood. I drew up a plan and submitted it to the homeowners association for their consideration on any items that needed approval. They approved my plans so I commenced with the improvements to the yard.

After the improvements were 90% completed The homeowner association stated that they were not aware my fencing was 4' in height, which was noted on my plans. I was told that they would review my plans on their monthly meeting to go over my plans that they have already approved and try to figure out what to do now that it was installed. I have yet to hear from the homeowner association on this matter.

While waiting for their concerns I received a notice of violation (#CE21-06305) from the department of comprehensive planning stating that I needed to obtain an administrative minor deviation so that I can keep my fencing. I contacted the department of comprehensive planning to follow up on the violation notice and was told that I cannot obtain a deviation due to the violation letter being received first. I was then informed to file a land-use application in order to maintain my solid vinyl fence.

I am requesting a waivers or development standards for the following:

1. Allow an existing 4 foot high non-decorative fence (vinyl) within the front yard (east property line).
2. Reduce the rear setback of an accessory structure to 0 feet where 5 feet is required.
3. Reduce the interior side setback of accessory structure to 1 foot where 5 feet is required.
4. Reduce the building separation to 2 feet where 6 feet is required.

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

OWEN AVE/LOS FELIZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0348-PAVILOS FAMILY TRUST ET AL:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased retaining wall height; and **2)** reduced street intersection off-set.

**DESIGN REVIEWS** for the following: **1)** single family residences; and **2)** finished grade on 14.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the retaining wall height to 9.5 feet where 3 feet is the maximum allowed per Chapter 30.64.050 (a 216% increase).
2. Reduced street intersection off-set to 117 feet where 125 feet is required per Chapter 30.52.052 (a 6% decrease).

**DESIGN REVIEWS:**

1. Single family residential.
2. Increase finished grade to 108 inches (9 feet) where a maximum of 18 inches is the standard per Section 30.32.040 (a 500% increase).

**LAND USE PLAN:**

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 14.3
- Number of Lots: 20
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,040/16,256 (minimum gross & net) 24,800/18,916 (maximum gross & net)
- Project Type: Single family residential development

- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,100 to 3,500

#### Site Plan

The site plan depicts a 20 lot single family residential development on 14.3 acres with a density of 1.4 dwelling units per acre. The development is located on the north side of Owens Avenue, west of Los Feliz Street, and east of Easement Lane. The proposed development is shaped in a half circle loop oriented in a clock-wise direction with a 4 lot cul-de-sac (not a part of this project) adjacent to Easement Lane. There is also a 20 foot wide public drainage easement oriented north to south which runs through Lot 2 and Lot 19 which will be relinquished. Lastly, the development will consist of a 43 foot wide private street which will include a 4 foot wide sidewalk on 1 side of the street.

The applicant is requesting to increase the finished grade to 9 feet where 18 inches is the maximum allowed per Title 30. Per the applicant, there is a total of 40 feet of grade difference east to west from Los Feliz Street to Easement Lane, and a 30 foot grade difference from the northern portion of the site to the southern portion of the development. The cross-section plans show that proposed cut and fill of the soil is necessary for the proposed pad sites of the proposed residential lots; therefore, increasing the finished grade will accommodate proper drainage away from the existing 4 lot cul-de-sac to the west. The applicant is also requesting to increase the retaining wall height to a maximum of 9.5 feet along the south property line of Lot 14 where 3 feet is the maximum allowed per Title 30. Furthermore, a reduction for street intersection off-set to 117 feet where 125 feet is required is located on the southwest corner of the development Owens Avenue and Wicham Street (private street). Lastly a design review for proposed single story residences is also a part of this application.

#### Landscaping

The landscape plan depicts a 6 foot wide landscape easement with 24 inch box trees and 5 gallon shrubs along the easternmost property line of the development (adjacent to Los Feliz Street), the southernmost property line (adjacent to Owens Avenue), and the west property lines of Lots 12, 13, 20, and Lot 1.

#### Elevations

Plans depict single story homes with an overall height of 19 feet. Exterior finishes include stucco walls, stucco pop-outs, and stone veneer accent walls.

#### Floor Plans

Submitted floor plans include 2 to 3 car garages, bedrooms, bathrooms, kitchens, and living rooms.

#### Applicant's Justification

The submitted justification letter states the proposed single family residential development is not intrusive to the existing neighborhood, since only 20 lots will be developed with single story homes on-site with perimeter landscaping and the development meets the required density. Furthermore, due to the existing grade differences at a maximum of 40 feet, the increase in

finished grade is necessary to accommodate much needed drainage. Per the applicant the increase in retaining wall height is created due to the existing topography of the site which falls from east to west at a 10% grade. Furthermore, the existing topography has a minimum of 10 feet of elevation difference between the existing homes and existing grade on-site at the midpoint of the adjacent proposed lots. The applicant is proposing pad sites that are as close to the existing ground elevation as possible. The proposed reduced street intersection off-set does not create unsafe vehicular turning movements since the off-set is not from an opposing intersection on Easement Lane, but is instead off-set north from Owens Avenue. There will be a stop sign placed at the intersection of Wicham Street (private street) and Easement Lane with adequate sight visibility.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0243-06	Vacated and abandoned portions of rights-of-way and a 20 foot wide drainage easement - expired	Approved by PC	May 2006
TM-0093-06	Single family residential subdivision - expired	Approved by PC	May 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

**Related Applications**

Application Number	Request
TM-21-500109	A tentative map for 20 single family residential lots 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**

**Current Planning**

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1

The submitted cross sections show that there is an existing grade differential of 40 feet from east to west from Los Feliz Street to Easement Lane, and a 30 foot grade difference from the northern portion of the site to the southern portion of the development. Staff does not object to the increase in retaining wall height since the retaining walls will be utilized to accommodate the proposed finished grades for the residential lots and necessary drainage within the development.

#### Design Review #1

The submitted plans show single story residential designs that are harmonious to the surrounding neighborhood and will not negatively impact the site. The designs of the homes are architectural compatible to one another and are aesthetically pleasing. Staff supports this request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff has no objection to the reduction in the street intersection off-set between Owens Avenue and Wicham Street. The proposed 20 lot subdivision should see a low volume of traffic.

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 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;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.
- 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.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: EDDIE DUENAS**

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,  
LAS VEGAS, NV 89119**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input 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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS/DR-21-034B</u> DATE FILED: <u>6/30/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SUNRISE</u> TAB/CAC DATE: <u>7/29/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Palivos Family Trust</u> ADDRESS: <u>2920 Carmelo Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Taylor Morrison c/o Eddie Duenas</u> ADDRESS: <u>1980 Festival Plaza Drive #500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-407-7496</u> CELL: _____ E-MAIL: <u>EDuenas@taylormorrison.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 140-23-401-003,004, & 140-23-403-006, 007 & 008

PROPERTY ADDRESS and/or CROSS STREETS: Owens / Los Feliz

PROJECT DESCRIPTION: Design Review a Waiver of Development Standards

(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.

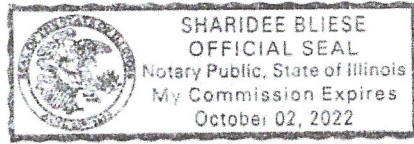
Peter A. Palivos  
Property Owner (Signature)\*

Peter A. Palivos  
Property Owner (Print)

STATE OF Illinois  
COUNTY OF Coat

SUBSCRIBED AND SWORN BEFORE ME ON the 21st day of April, 2021 (DATE)

By Peter Angelo Palivos  
NOTARY PUBLIC: Sharidee Bliese



\*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.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Peter &amp; Vicky Palivos</u> ADDRESS: <u>2920 Carmelo Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Taylor Morrison c/o Eddie Duenas</u> ADDRESS: <u>1980 Festival Plaza Drive #500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-407-7496</u> CELL: _____ E-MAIL: <u>EDuenas@taylormorrison.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 140-23-403-005, 009, 010

PROPERTY ADDRESS and/or CROSS STREETS: Owens / Los Feliz

PROJECT DESCRIPTION: \_\_\_\_\_

(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.

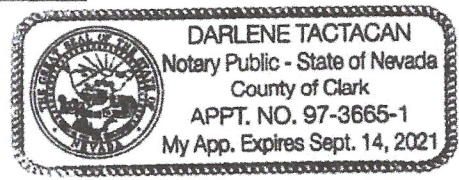
Peter A. Palivos  
 Property Owner (Signature)\*

Peter A. Palivos  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 7, 2021 (DATE)  
 By Peter A. Palivos

NOTARY PUBLIC: Darlene Tactacan



\*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.

T  THOMASON  
C  CONSULTING  
E  ENGINEERS

June 24, 2021

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

WS-21-0348

**Re: Owens/Los Feliz  
Design Review/Waiver of Development Standards  
APN# 140-23-401-006,007,008,009,010 & 140-23-403-002,004,005  
Project#: 283-21002**

On behalf of Taylor Morrison Homes, we respectfully request your approval of a Design Review and Waiver of Standards

The project proposes a 20 lot single family detached residential development on approximately 14.39 acres at a density of 1.4 dwelling units per acre within the Sunrise Manor Land Use planning area.

**Location:** The proposed project is located at the northwest corner of Owens Ave. and Los Feliz St. within Section 23, Township 20 South, Range 62 East.

**Design Review:** The project proposes a 20 lot single family residential subdivision served by a 43' wide private street that connects to Easement Lane on the west side of the site. The proposed subdivision provides gross lot sizes that range from approximately 20,040 to 24,800 square feet with an average lot size of approximately 21,685 square feet. The net lot sizes range from approximately 16,256 (smaller lots run along Los Feliz St. and Owens Ave. which are 80' roadways) to 18,916 square feet with an average net size of 17,705 square feet. The proposed project will consist of four single story homes that range in size from approximately 2,100 to 3,500 square feet and provide varying elevations at a typical height of 20'. The homes each provide three car garages with one model providing a side-load configuration. The submitted floor plans and elevations conform to the design standards in Table 30.56-2 by providing covered porches, building pop-outs, and architectural enhancements to windows and doorways. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements.

As required under section 30.32.040 of Title 30, the design review requests approval of an increase in the finished grade up to a maximum of 9'. This increase in grade is necessary in due to the existing topography of the site which has approximately 40' of fall from east to west and 30' of fall from north to south. The grading design of the site is intended to mitigate the requested increase in grade by depressing the internal street below natural ground elevation. This design will control the pad heights in order to mitigate the impact to the existing residences located in the four lot subdivision that this site wraps around. It should be noted that the proposed homes for this project are single story models that do not exceed 20' in height which will also mitigate the impact of the requested increase in grade.

7080 La Cienega Street, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 • Fax (702) 932-6129

**Waiver of Development Standards #1:** Approval of a Waiver of Development Standards to allow a maximum 15.5' perimeter wall height (with 6' screen and 9.5' retaining wall) where 9' wall height is allowed by Title 30 section 30.64.050(a)(4). This condition occurs along the eastern portion of the site adjacent to the existing development.

*Justification: The increase in wall height is created due to the existing topography of the site which falls from the east to the west at a 10% grade. The conceptual grading design proposes to set the site pad elevations as low as practical adjacent to the existing residences. Existing topography shows that there is a minimum of 10' of elevation difference between the existing homes and existing ground on the site at midpoint of the adjacent proposed lots. The project's internal private street has been substantially depressed into existing ground to mitigate the increase in grade adjacent to the existing residences and provide a proposed pad elevation that is close to the existing ground elevation difference when measured from center of existing residence to center of proposed pad.*

**Waiver of Development Standards #2:** Approval of a waiver of development standards of section 30.52.052(c) to allow a reduced offset street intersection of 117' where 125' is required between the intersections of Owens Avenue and Wicham Street (the project's private internal street) along Easement Lane as shown on the site plan. The request is a 6.4% reduction of the 125' standard.

*Justification: The proposed reduced intersection offset does not create unsafe turning movements as the offset is not from an 'opposing' intersection on Easement Lane but is instead offset north from Owens Avenue. There are no opposing intersecting streets or any residential driveways along Easement Lane from Owens Avenue to Kell Lane that would create turning movement conflicts in the public right of way. Wicham Street will be STOP sign controlled at the intersection of Easement Lane and adequate site visibility is provided to allow vehicles to safely enter Easement Lane.*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers



Sonia Macias  
Project Coordinator

08/18/21 BCC AGENDA SHEET

OWENS & LOS FELIZ  
(TITLE 30)

OWENS AVE/LOS FELIZ ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500109-PAVILOS FAMILY TRUST ET AL:**

**TENTATIVE MAP** consisting of 20 single family residential lots on 14.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

**LAND USE PLAN:**

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 14.3
- Number of Lots: 20
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,040/16,256 (minimum gross & net)/24,800/18,916 (maximum gross & net)
- Project Type: Single family residential development

The site plan depicts a 20 lot single family residential development on 14.3 acres with a density of 1.4 dwelling units per acre. The development is located on the north side of Owens Avenue, west of Los Feliz Street, and east of Easement Lane. The proposed development is shaped in a half circle loop oriented in a clock-wise direction with a 4 lot cul-de-sac (not a part of this project) adjacent to Easement Lane. The landscape plan depicts a 6 foot wide landscape easement with 24 inch box trees and 15 gallon shrubs along the easternmost property line of the development (adjacent to Los Feliz Street), the southernmost property line (adjacent to Owens Avenue), and the west property lines of Lots 12, 13, 20, and Lot 1. There is also a 20 foot wide public drainage easement oriented north to south which runs through Lot 2 and Lot 19 which will be relinquished. Lastly, the development will consist of a 43 foot wide private street which will include a 4 foot wide sidewalk on 1 side of the street.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0243-06	Vacated and abandoned portions of rights-of-way and a 20 foot wide drainage easement - expired	Approved by PC	May 2006
TM-500093-06	Single family residential subdivision - expired	Approved by PC	May 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential & undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

### Related Applications

Application Number	Request
WS-21-0348	A waiver of development standards for increased retaining wall height and reduced street intersection off-set dimension, and a design review for increased finished grade and single family residences 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

##### Current Planning

This request meets the tentative map requirements as outlined in Title 30.

##### 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.
- 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.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Bellhaven is a duplicate street name.

**Building Department - Fire Prevention**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0243-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** EDDIE DUENAS

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200,  
LAS VEGAS, NV 89119

08/18/21 BCC AGENDA SHEET

EQUIPMENT SALES/RENTAL/SERVICE  
(TITLE 30)

LAKE MEAD BLVD/ABELS LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:**

**ZONE CHANGE** to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow areas subject to vehicular traffic to be gravel where paving is required.

**DESIGN REVIEW** for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes).

Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). WM/lm/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

140-20-301-024

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Project Type: Equipment sales/rental/service - construction or heavy equipment facility (cranes)
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 8,000 (office/warehouse)/600 (fuel/wash bay)
- Parking Required/Provided: 13/15

**Site Plan**

The applicant is requesting a conforming zone change from C-2 and M-D zoning to M-D zoning for an equipment sales/rental/service - construction or heavy equipment facility (cranes). The plans depict a 1 story, 8,000 square foot office/warehouse building centrally located in the northerly portion of the site. The building is set back over 67 feet from the north property line



and over 128 feet from the east property line. A detached 600 square foot fuel/wash bay is located 42 feet from the west property line and over 590 feet from the north property line. Access to the site is provided by 2 commercial driveways located near the east and west property lines along Lake Mead Boulevard. There is no vehicle access to Kell Lane to the south. Visitor parking spaces are located on the north side of the building with gated access to the storage and display area south of the building. The loading zone and trash enclosure are located on the west side of the building. An asphalt fire truck access lane is provided around the boundary of the gravel storage and display area south of the building. The proposed use is located in the northerly portion of the site with a 6 foot high chain-link fence separating the undeveloped portion of site.

#### Landscaping

Street landscaping consists of a 15 foot to 18 foot wide landscape area behind an attached sidewalk along Lake Mead Boulevard and a 6 foot wide landscape area behind an attached sidewalk along Kell Lane. The site is enclosed with an 8 foot high perimeter wall and gates. Interior to the site, landscaping is provided within the parking area and on the east and west sides of the building behind the access gates to the outside storage/outside display area. Along the east property line, a 10 foot wide landscape buffer is planted with a mix of deciduous and Evergreen trees spaced 20 feet on center. Along the west property line, there is a 10 foot wide landscape buffer planted with a mix of deciduous and Evergreen trees in a single row with 20 feet between trees adjacent to the C-2 zoned parcel APN 140-20-301-003 and a double row of Evergreen trees for an intense landscape buffer adjacent to the RUD and R-T zoned parcel APN 140-20-301-019.

#### Elevations

The plans depict an office/warehouse building with a maximum height of 30 feet. The building is constructed of tilt-up concrete panels with painted varying horizontal bands of color and wall-mounted lighting. The main storefront entrance is located on the north elevation and includes a decorative metal canopy. There are 3 overhead roll-up doors located on the east and west sides of the office/warehouse building. The fuel/wash building includes similar construction and colors to the office/warehouse building with overhead roll-up doors on the north and south elevation and a pedestrian access door on the north elevation.

#### Floor Plan

The office/warehouse building has a total of 8,000 square feet and will be constructed with an open floor plan. The fuel/wash building consists of 600 square feet with an open wash bay.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the use is compatible with the surrounding area, and the business hours will be Monday through Friday 7:00 a.m. to 6:00 p.m. with occasional business operations on weekends. The heavy equipment on the site will destroy pavement, which is why a gravel surface is proposed. Any equipment rental will be properly transported to and from the rental facility by vehicles adequately designed for such transport. Due to the size and height of the cranes it is not feasible to provide services on cranes indoors. A voluntary virtual neighborhood

meeting was conducted. Two neighbors attended the meeting, and there were no concerns with the project. The addition of the 8 foot high screen wall with landscaping will assist in buffering the intended use to the properties to the east, south, and west.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1918-03	Reclassified 9.5 acres to C-2 and M-D zoning for a commercial and industrial project	Approved by BCC	January 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Design/Research Park	C-1 & C-2	Mini-warehouse & retail
South	Public Facility	P-F	Elementary school (Mountain View)
East	Business Design/Research Park	R-T & R-2	Manufactured home park
West	Business Design/Research Park & Residential Urban Density	C-2, R-T, & RUD	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

This zone boundary amendment conforms to the Sunrise Manor Land Use Plan, and the proposed zoning district is within the allowable range of intensity designated by the Business and Design/Research Park land use category. In addition, M-D zoning provides a transition between the existing commercial zoning designation to the northwest and the existing residences to the east. Furthermore, M-D zoning will allow development that is compatible with the Nellis Air Force Base Accident Potential Zone (APZ-2). Therefore, staff can support the conforming zone boundary amendment request.

Waiver of Development Standards

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

The use of gravel for an equipment area could create significant negative noise impacts on the existing residents to the east. Moving equipment (cranes) around the site will create noise that will be amplified since the equipment will be located on a gravel surface. Growth Management Policy 7 of the Comprehensive Master Plan encourages in-fill sites to be balanced with a strong

sensitivity to protecting existing neighborhoods. As a result, staff cannot support this request due to the impacts to the residential development to the east.

#### Design Review

While the site layout and building design comply with Title 30 standards, staff is concerned about the impacts from the facility operations on the existing residential development to the east. Although a landscape buffer and 8 foot high block wall are provided along the east property line, the movement of heavy equipment on both asphalt and gravel surfaces will create noise impacts, and the height of the equipment (cranes) will be visible above the property line walls. As a result, the facility is not harmonious and compatible with residential developments in the area; therefore, staff cannot support the design review for this facility.

#### **Staff Recommendation**

Approval of zone change; denial of waiver of development standards and design review.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- Design Review as a public hearing for any development on the southerly portion of the property;
- 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 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;
- Full off-site improvements;
- Nevada Department of Transportation approval.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0275-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PRECEDENT PROPERTIES, LLC  
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

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

STAFF

APP. NUMBER: ZC-21-0320 DATE FILED: 6/28/2021  
 PLANNER ASSIGNED: LMN  
 TAB/CAC: SUNRISEMANOR TAB/CAC DATE: 7/29/2021  
 PC MEETING DATE: \_\_\_\_\_  
 BCC MEETING DATE: 8/18/2021  
 FEE: \$ 2700

PROPERTY OWNER

NAME: Precedent Properties, LLC etal  
 ADDRESS: 4470 N. Grand Canyon  
 CITY: Las Vegas STATE: NV ZIP: 89129  
 TELEPHONE: 000-000-0000 CELL: 000-000-0000  
 E-MAIL: n/a

APPLICANT

NAME: Precedent Properties, LLC etal  
 ADDRESS: 4470 N. Grand Canyon  
 CITY: Las Vegas STATE: NV ZIP: 89129  
 TELEPHONE: 000-000-0000 CELL: 000-000-0000  
 E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Kaempfer Crowell - Ann Pierce  
 ADDRESS: 1980 Festival Plaza Dr. #850  
 CITY: Las Vegas STATE: NV ZIP: 89135  
 TELEPHONE: 702-792-7000 CELL: 000-000-0000  
 E-MAIL: apierce@kcnvlaw.com REF CONTACT ID #: 164674

ASSESSOR'S PARCEL NUMBER(S): 140-20-301-024

PROPERTY ADDRESS and/or CROSS STREETS: Lamb and Lake Mead

PROJECT DESCRIPTION: zone change to allow for heavy equipment sales, rental and repair

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.

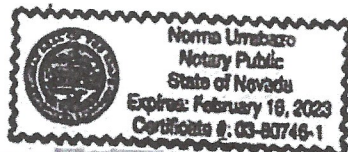
Property Owner (Signature) Levi Pearce

PRECEDENT PROPERTIES, LLC ETAL  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/30/2021 (DATE)

by Norma Urabazo  
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.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**JENNIFER LAZOVICH**

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702.792.7050

May 13, 2021

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Tel: 775.884.8300  
Fax: 775.882.0257

**VIA ELECTRONIC UPLOAD**

20-01-0320

LORNA PHEGLY  
CLARK COUNTY  
CURRENT PLANNING  
500 GRAND CENTRAL PARKWAY, 1<sup>ST</sup> FLOOR  
LAS VEGAS, NV 89155

**Re: *Revised Justification Letter***  
***APN: 140-20-301-024***

Dear Lorna:

Please be advised, this firm represents the applicant. On behalf of the applicant, we are submitting an application for a conforming zone change and a design review for an equipment, sales, rental and service project on approximately 9 acres generally located near Lake Mead Boulevard and Lamb Boulevard and more particularly described as APN: 140-20-301-024 (the "Site.").

The northern portion of the Site is currently zoned C-2 and the southern portion of the site is currently zoned M-D. The entire Site is master planned Business Design Research Park (BDRP). The applicant is seeking a conforming zone change for the northern portion of the Site to M-D so that the entire Site has consistent zoning. The applicant has operated a crane sales, rental and service operation since 1956 with operations in Arizona and Utah. This would be the first location in Southern Nevada.

Access to the Site would be off E. Lake Mead Boulevard. There would be a parking lot in the front of the office warehouse building with 15 spaces where 13 spaces are required by code. The office is proposed to be 2400 square feet and the warehouse portion will be 5600 square feet. The building will be 30 feet in height and will be constructed of painted concrete with aluminum roll up doors on the east and west sides of the building. The applicant is also proposing a fuel/wash bay comprised of 600 square feet. The bulk of the service will occur inside the warehouse building with parking of cranes and other maintenance vehicles in the yard area.

There are no existing block walls around the perimeter of the Site. Therefore, the applicant is intending to construct a six foot (6') tall CMU block wall along the east, south and west perimeter of the Site. The applicant will also plant 24 inch box Chir Pine trees as well as ground cover within the landscape buffer areas on the east and west side of the Site. On the north and south portion of the Site, the landscaping will consist of Chilean Mesquite and Red Pistache trees.

The intended business hours will be Monday through Friday from 7 a.m. to 5 p.m. In the summer, the hours will be 7:00 a.m. to 6:00 p.m. On occasion, there may be a need for the business to be open on the weekends.

Equipment sales, service and rentals are a conditional use in M-D. Any equipment rental will be properly transported to and from the rental facility by vehicle adequately designed for such transport.

Lastly we are requesting a wavier of development standards for equipment service as services will be conducted indoors and outdoors. Due to the size and heights of the cranes, it is not feasible to provide services on cranes indoors.

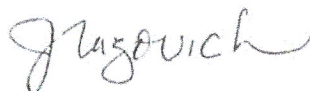
On Tuesday, February 16, 2021, we held a voluntary ZOOM neighborhood meeting to discuss the proposed use. There were two people who attended and neither person made any comments.

There are a mix of uses in the immediate vicinity including more intense automotive uses north across Lake Mead Blvd. The proposed use is allowed in M-D. Additionally, the southern portion of the Site is already zoned M-D. The applicant intends to screen the use with a new block wall and landscaping which will assist in buffering the intended use to the mobile home park to the east of the Site. Therefore, we believe this project is appropriate in this location

Thank you for your consideration of this application.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp