



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 1, 2024

6:30pm

AGENDA

Note:

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

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

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

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

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

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 11, 2024. (For possible action)
 - IV. Approval of the Agenda for August 1, 2024, and Hold, Combine, or Delete any Items. (For possible action)
 - V. Informational Items: None
- VI. Planning and Zoning

08/07/24 BCC

- 1. **UC-24-0274-GOLDEN BAR N LOUNGE, LLC:**
USE PERMIT for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action) **08/07/24 BCC**

08/20/24 PC

- 2. **UC-24-0329-TBSE TRUST & ESQUIVEL INES G. TRS:**
USE PERMIT to allow a vehicle paint/body shop on 0.56 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) and Accident Potential Zone (APZ-2) Overlays. Generally located on the north side of Alto Avenue, 130 feet east of Marco Street within Sunrise Manor. MK/jm/syp (For possible action) **08/20/24 PC**
- 3. **WS-24-0326-TORRES, ELISA & JAIME GARCIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setback for an attached carport; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Skyview Drive, approximately 531 feet west of Arden Street within Sunrise Manor. TS/dd/syp (For possible action) **08/20/24 PC**

- VII. General Business: None
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 15, 2024.

X. Adjournment.

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

BOARD OF COUNTY COMMISSIONERS

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

July 11, 2024

MINUTES

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

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

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

II. Public Comment: None

III. Approval of the June 13, 2024 Minutes

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

IV. Approval of Agenda for July 11, 2024

Moved by: Ms. Cosgrove
Action: Approved with item #15 being held
Vote: 3-0/Unanimous

V. Informational Items:

Ms. Martinez announced that there will be a virtual Session on July 23, 10:30-11:30am re: Transform Las Vegas. Commissioner Segerblom is sponsoring a free pool party Saturday July 13th 11am-1pm at the Hollywood Outdoor Water Park.

VI.

Planning & Zoning

07/16/24 PC

1. **ET-24-400061 (WS-22-0212)-NELLIS LV STORAGE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DESIGN REVIEW for a proposed mini-warehouse facility on 3.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Nellis Boulevard and Monroe Avenue within Sunrise Manor. TS/mh/ng (For possible action) **07/16/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

2. **PA-24-700009-BOULDER DIRT DEVELOPMENT, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 21.12 acres. Generally located on the west side of US 95 and the northeast side of Boulder Highway within Sunrise Manor. TS/rk (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

3. **PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:**
PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with development standard modifications on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/unanimous

4. **ZC-24-0236-BOULDER DIRT DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 21.12 acres from a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor (description on file). TS/hw (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

5. **VS-24-0238-BOULDER DIRT DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of right-of-way being the Flamingo Wash located between US 95 and Boulder Highway and between Glen Avenue and Karen Avenue (alignment) within Sunrise Manor (description on file). TS/hw/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied
Vote: 3-0/unanimous

6. **TM-24-500052-BOULDER DIRT DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 219 detached single-family residential lots and 16 common lots on 21.12 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/unanimous

7. **PA-24-700010-PECOS PLAZA LIMITED PARTNERSHIP:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.58 acres. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor. WM/gc (For possible action) **07/16/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

8. **ZC-24-0241-PECOS PLAZA LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 1.58 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70) Overlay for an existing commercial center. Generally located on the southeast corner of Las Vegas Boulevard North and Pecos Road within Sunrise Manor (description on file). WM/gc (For possible action) **07/16/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

9. **WS-24-0243-RETANA ROSIO:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action) **07/16/24 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/unanimous

07/17/24 BCC

10. **VS-24-0250-GLENCOE PROPERTIES INC:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Spyglass Hill Drive (alignment), and between Frank Street (alignment) and Nellis Boulevard within Sunrise Manor (description on file). TS/jud/syp (For possible action) **07/17/24 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

11. **WS-24-0249-GLENCOE PROPERTIES INC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; and **2)** reduce throat depth. **DESIGN REVIEW** for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action) **07/17/24 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

08/06/24 PC

12. **SDR-24-0262-SPEEDWAY COMMERCE CENTER, LLC**
SIGN DESIGN REVIEW for modifications to an existing freestanding sign in conjunction with an existing office warehouse complex on 58.75 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the south side of Speedway Boulevard and the east side of Hollywood Boulevard within Sunrise Manor. MK/bb/syp (For possible action)**08/06/24PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/unanimous

13. **WS-24-0283-TOLL SOUTH LV, LLC:**
WAIVER OF DEVELOPMENT STANDARD to reduce setbacks in conjunction with a proposed single-family residence on 0.05 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/rp/syp (For possible action)**08/06/24 PC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

08/07/24 BCC

14. **ET-24-40067 (DR-22-0338)-USA:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone. Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor. TS/nai/syp (For possible action)**08/07/24 BCC**
Moved by: Ms. Cosgrove
Action: Approved per staff recommendations
Vote: 3-0/unanimous

15. **UC-24-0274-GOLDEN BAR N LOUNGE, LLC:**
USE PERMIT for a gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.
DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone. Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action)**08/07/24 BCC**

HELD PER APPLICANTS REQUEST TO THE AUGUST 1, 2024 MEETING

16. **UC-24-0287-VILLA FABIAN:**
USE PERMIT for vehicle repair and maintenance.
DESIGN REVIEW for a vehicle repair and maintenance facility on 2.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located on the south side of Cheyenne Avenue, 230 feet west of Nellis Boulevard within Sunrise Manor. MK/jud/syp (For possible action)**08/07/24 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/unanimous

VII. General Business: None

VIII. Public Comment: Mr. Lopez commented that his neighborhood roads need attention. Mr. Rojas was commenting that there are homeless lifting manholes and going into the sewars & trying to fix the problem.

IX. Next Meeting Date: The next regular meeting will be August 1, 2024

X. Adjournment
The meeting was adjourned at 7:46 pm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0274-GOLDEN BAR N LOUNGE, LLC:

USE PERMIT for a gas station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** detached sidewalks; **3)** buffer and screening; **4)** driveway geometrics; and **5)** back-of-curb radius.

DESIGN REVIEW for a retail (convenience store) with a gas station on 0.53 acres in a CG (Commercial General) Zone.

Generally located on the west side of Nellis Boulevard and the south side of Stanley Avenue within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-804-011; 140-20-804-012

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow access to a local street where not permitted per Section 30.04.06.
 - b. Allow a trash enclosure 5 feet from a residential district where a minimum of 50 feet is required (a 90% reduction).
2.
 - a. Allow an attached sidewalk on Nellis Boulevard where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow an attached sidewalk on Stanley Avenue where a detached sidewalk is required per Section 30.04.08C.
3.
 - a. Reduce landscape buffer to 5 feet along the west property line where 15 feet is required per 30.04.02B (a 66.6% reduction).
 - b. Reduce landscape buffer to 10 feet where 15 feet is required per 30.04.02B (a 33.3% reduction).
 - c. Allow a single row of evergreen trees where a double row of evergreen trees is required per 30.04.02B.
4.
 - a. Reduce driveway throat depth to 5 feet where 25 feet (Stanley Avenue) is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (an 80 % reduction).
 - b. Reduce driveway approach distance to 17 feet 8 inches where 150 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 64% reduction).
5. Allow a 15 foot back of curb radius where a 25 foot radius is required per Section 30.04.08C and Uniform Standard Drawing 225 (a 40% reduction).

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1695 N. Nellis Boulevard
- Site Acreage: 0.53
- Project Type: Retail (convenience store) with gas station
- Number of Stories: 1
- Building Height (feet): 24 (convenience store)/19 (canopy)
- Square Feet: 3,128
- Parking Required/Provided: 9/12
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a proposed convenience store with an attached restaurant suite and a gasoline station. The convenience store building is located on the southwestern portion of the site, approximately 10 feet from the south property line and 10 feet from the west property line, and the gasoline service pumps and canopy are located on the northern portion of the site, approximately 26 feet from the north property line, 24 feet from the east property line, and 33 feet from the west property line. The fuel tanks are located within approximately 15 feet of the west property line. The building and canopy structure are located at least 52 feet from the public streets to the north and 73 feet to the west. The site has access to Nellis Boulevard and Stanley Avenue. There are 12 parking spaces located on the east side of the convenience store and adjacent to Nellis Boulevard. The trash enclosure is located 5 feet from the west property line on the north side of the convenience store building. There is a bike rack with electrical charging station proposed on the north side of the building along with an EV capable space located on the north end of the parking area adjacent to Nellis Boulevard.

Landscaping

A proposed 10 foot wide landscape area with attached sidewalk is located along the north property line adjacent to the Stanley Avenue right-of-way and a 10 foot wide landscape area with an attached sidewalk is located along the east property line adjacent to Nellis Boulevard. There is an existing overhead power line along Nellis Boulevard and medium evergreen trees are provided under the easement. The landscape areas adjacent to the south and east property lines adjacent to existing residential uses are a minimum of 5 feet wide with a single row of large evergreen trees planted 10 feet apart. Landscaping is provided adjacent to parking lot areas. The landscape materials include trees, shrubs, and groundcover. Existing streetlights poles along Nellis Boulevard are to be relocated outside of the proposed sight visibility zone at the driveway entrance. The existing block walls along the west property line are to remain and be increased to an overall height of 8 feet. There is an existing 8 foot high decorative block wall along the south property line.

Elevations

The proposed convenience store building has a flat roof with parapet walls and a varied roofline ranging in height from 21 feet to 24 feet on the north, east, and south elevations. The west elevation has an overall height of 21 feet with a single elevation over the 86 foot length of the building. The building has a typical modern architectural façade that includes stucco siding with architectural features and enhancements such as architectural insets, reveals, stone veneer, and fenestration. The proposed gasoline canopy has an overall height of 19 feet and includes painted columns and stone veneer to match the retail convenience store building. Exterior colors include varying shades of grey and white to complement the color schemes of the adjacent residential properties. The west elevation of the building includes a decorative paint scheme. The roof plan indicates that the materials include cool-type roof coating with a 102 SRI rating and roof mounted solar panels over a minimum of 70% of the roof.

Floor Plans

The plans depict a 3,128 square foot convenience store with 4 pumps covered by a gasoline service canopy.

Applicant's Justification

The applicant indicates the convenience store is a compatible use allowed within the zoning district and will provide a needed service to the surrounding area. The site currently contains an existing tavern on the northern parcel which will be demolished, and the proposed development includes the removal of one of the existing driveways on Nellis Boulevard. The applicant also indicates that the existing sidewalk along Nellis Boulevard was constructed by the County due to flooding issues, and therefore, would like the sidewalk to remain. The applicant would like the proposed building facades as designed as the western elevation is not visible to the public nor the adjacent properties due to the existing wall which will be increased to 8 feet and the proposed landscaping. 7 points for sustainability are provided for landscaping materials and building materials or features. Alternative compliance for electric vehicles is requested to provide an EV charger and an EV charge for electric bicycles. The proposed charger will add to the communities goal to reduce climate changing emissions and accommodate a changing vehicle market.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0064-96	Reclassified the properties to C-2 zoning for an existing restaurant and tavern	Approved by BCC	February 1996
VC-103-72	Variance to construct and maintain a 320 square foot fascia above the existing roofline of an existing non-conforming structure (restaurant and bar)	Approved by BCC	November 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use & Compact Neighborhood (up to 18 du/ac)	CG	Retail center
South & West	Corridor Mixed-use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
West	Corridor Mixed-use	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff finds that the reduction for the fuel island canopy to the existing residential developments to the south and west is excessive. The intent of the required 200 feet of separation distance from a convenience store and gasoline station to a residential use is to ensure an appropriate buffer is established between the uses to reduce any negative impacts on the residential use. The reduced separation between the convenience store and gas station is a result of the site being over built.

Goal 3.1 of the Master Plan states the following: "Maintain air quality at a level that protects public health and improves visual clarity." Staff is concerned that reducing the distance between the gasoline station and the existing residential development may have the following impacts: 1) a reduction in air quality through the release of vapors during vehicle fueling; and 2) noise during the evening hours.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #3

The purpose of the residential adjacency standards is to promote compatible transitions between land use area and reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. The intent of the required 200 feet of separation distance for residential adjacency standards is to ensure an appropriate buffer is established between the proposed uses to reduce any negative impacts on the existing residential uses, in this case the properties to the south and west. The location of the trash enclosure, fuel tanks and canopy, reduction in landscaping buffer, and location of the proposed building all contribute to the potential for the proposed development to have negative impacts on the existing residential properties. Staff does not typically support access to residential local streets. Staff finds that the potential impact for the requested modifications to the residential adjacency and development standards are excessive and have the potential to have a negative impact on the existing residences and surrounding community. Therefore, staff cannot support the requests.

Design Review

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

Staff finds that the redevelopment of the site has an opportunity to provide a high quality development and provide a needed service for the community. The proposed location of the buildings will create an undue hardship on the residences to the south and west. The applicant indicates that 7 sustainability points have been achieved through the site design, where a minimum of 7 points are required. The design features of the proposed building and fuel canopy provides some of the required design standards for the elevations that face the streets; however, as designed, the building being located within 10 feet of the west and south property lines does not provide 4 sided architecture as required by Code. In addition to the reasons stated, staff does not support the use permits and waivers of development standards requests for this project, and therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the waiver to not install detached sidewalks. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. The redevelopment of the site, staff finds that there is no justification to not provide detached sidewalks.

Waiver of Development Standards #4

Staff has no objection to the reduction of throat depth and approach distance for the commercial driveway on Stanley Avenue. The applicant placed the driveway as far west as the site will allow and vehicles will already be slowing down as they approach the stop sign at the intersection of Stanley Avenue and Nellis Boulevard.

Waiver of Development Standards #5

Staff has no objection to the reduction of the back-of-curb radius for the ingress side of the commercial driveway on Stanley Avenue, as vehicles will already be slowing down as they approach the stop sign at the intersection of Stanley Avenue and Nellis Boulevard. Staff finds that the reduction will not cause any additional hazards to vehicles trying to access the site.

Staff Recommendation

Approval of waivers of development standards #4 & #5; denial of the use permit, waivers of development standards #1 & #2, and the 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 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0277-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GOLDEN BAR N LOUNGE LLC
CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 SOUTH 4TH STREET, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-804-011, 012

PROPERTY ADDRESS/ CROSS STREETS: SWC Nellis and Stanley

DETAILED SUMMARY PROJECT DESCRIPTION

Demolish existing tavern, develop site in addition to parcel to the south as fueling station with retail. Design Review, Use Permits with waivers.

PROPERTY OWNER INFORMATION

NAME: Golden Bar N Lounge LLC

ADDRESS: 1735 N Nellis # E-D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Golden Bar N Lounge LLC

ADDRESS: 1735 N Nellis # E-D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Brown, Brown and Premrsirut

ADDRESS: 520 S. 4th Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 170880

TELEPHONE: (702) 598-1408

CELL _____

EMAIL: Lora@Brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]
Property Owner (Signature)*

Amer Panou
Property Owner (Print)

5/7/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0274

ACCEPTED BY: LMN

PC MEETING DATE: _____

DATE: 6/4/2024

BCC MEETING DATE: 8/7/2024

FEES: \$

TAB/CAC LOCATION: SUNRISE MANOR DATE: 7/11/2024

APR-23-10/182

02/05/2024

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

May 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: Site Development Plan Review with Use Permit and Waiver for Gas Station at southwest corner of Stanley Avenue at Nellis Blvd 140-20-804-011, 012

Dear Sir/Madam:

Our client, Golden Market, owns two parcels that hold CG zoning at the intersection Stanley Avenue and Golden Market asks your consideration to repurpose the parcels as a fueling station with retail. This will involve demolishing the existing tavern and eliminating one of the two driveways on Nellis Boulevard. Currently a tavern operates on parcel '011 while the second parcel ('012) remains vacant. The C-2, now CG, zone allows a gas station as a conditional use. This proposal does not satisfy all conditions listed in 30.03.06 thereby requiring a waiver of residential adjacency as described below.

Design Review for a Gas Station and Convenience Store: The current conditions have one driveway on Stanley Avenue and two access points from Nellis Boulevard. The proposed design eliminates the driveway on Nellis Boulevard closest to the intersection. This was done to reduce internal points of conflict while retaining the driveway with the longest departure from the intersection. The remaining driveway is measured 167 feet from the intersection and will be reviewed by NDOT.

It should be noted the sidewalk location considers recent reconstruction of sidewalks completed by the county due to flooding issues. The current conditions provide a five-foot attached sidewalk at the back of curb. Title 30.04.01 D 7 allows existing sidewalks to remain conditioned on providing 10 feet of landscaping. The proposed perimeter landscaping also meets code of one tree and three shrubs every 30 feet.

The applicant proposes additional sidewalk space that overlaps the site visibility zone adjacent to the driveway. Current conditions show a block wall, light and power pole within the existing sidewalk. Any power pole located within a site visibility zone will be relocated following NDOT or NV Energy consultations. The additional sidewalk ensures ADA requirements are met and all pedestrians have more than five feet of maneuvering space. This redundant sidewalk overlaps with the site visibility zone which allows pedestrian movement without compromising landscaping. 30.04.08 G 2 exempts existing lighting from site visibility zone restrictions.

Design Review Articulation: 30.04.05 G mandates each elevation exceeding 50 feet has horizontal articulation. The proposed building footprint has only two sides that are visible to the street, or parking areas or off-site perspectives. The north and east sides of the building have fenestration, pop outs, wall treatments, and varying roofline. The west elevation exceeds 50 feet long and does not meet two of the requirements outlined in 30.04.05 G. This side of the building is not visible to the public nor adjacent properties as it is screened by an eight-foot wall and large evergreen trees spaced 10 feet apart. Note the existing parapets with varying heights are sufficient to screen mechanical equipment.

Sustainability: Seven Points are required for Non-residential properties. Design Review Alternative Compliance:

In addition to the EV Capable space, the following sustainability measures are presented in the proposed project (total 5.5 points):

- 1 point** – The landscaping shown on the plans are classified as low and very low water needs.
- 0.5 point** - Energy conservation solar gains – Intense landscaping is planted adjacent to the west and south sides of the building.
- 1 point** – Cool roof coating. SRI is 102 see building plans.
- 0.5 point** – Non-residential ventilation – floor to ceiling height is more than 11 feet.
- 0.5 point** – Low emissivity glass will be used for all windows.
- 2 points** - Alternative Energy – More than seventy percent of the combined surface area of the roof or canopy will have solar panels. The allocation will be determined following a shade study that considers the shade cast by trees at maturity.

Per 30.04.05 J.5 We request consideration for alternative compliance. In addition to the abovementioned conservation measures, the operator will wire the site to provide a turn-key electric vehicle charger i.e. EV Capable. Title 30.04.04 H.4.v. (a) states EVs improve air quality and reduce climate changing/greenhouse gas emissions. The map attached to this letter, demonstrates there are few charging options in the neighborhood. Considering EV chargers are required only with new design reviews exceeding 100 spaces, this area risks stalled development of EV infrastructure. The lack of charging options are factored into a motorist's decision to buy electric vehicles. Hence, to further Clark County's goal to accommodate a changing vehicle market (page 155) thereby reducing climate changing emissions that also pollute local air, a non-mandated EV space warrants credit towards the sustainability quota.

Special Use Permit – residential adjacency for gas station: Gas Stations are a Conditional Use within a CG district. The second condition requires fuel canopies to be located 200 feet from residential districts as stipulated by 30.04.06. Section B.3 stipulates commercial districts adjacent to RS districts are subject to adjacency code. Therefore, because this site shares a parcel line with a property zoned RS3.3, a separation waiver shall be filed. The canopy is 38 feet from said property line where 200 feet are required. There is one residential structure within 200 feet of the property line. Moreover, while three parcels adjacent to the site are zoned residential, the land use plan has designated all as C-M. The existing residences are intended to transition to more intense uses in the future and no longer necessitate protection.

Special Use Permit – Gas Station with Canopy less than 30 feet from the ROW of a Section Line Street –
The edge of the canopy is located 24'9" from Nellis Boulevard.

Waiver – Trash enclosure separation: Code mandates trash enclosures are placed minimum of 50 feet from a residential property line. This parcel shares two property lines with properties currently zoned residential. The narrowness of the site limits options to locations of trash receptacles. Rather than place the enclosure adjacent to the right-of-way, the preferred location is near a residential property line with an intense landscape buffer. I respectfully submit that the code is not intended to protect parcels expected to transition to more intense uses. Further, the protected parcel is undeveloped, therefore this placement will not disturb residents.

Waiver – Allow non-residential access to a residential local street: Stanley Avenue is a 60-foot street that does not directly access any residential properties. Code also considers a right-of-way of this width to be a “Local Street.” Because traffic accessing this gas station does not travel through a residential subdivision per the definition in 30.07.02, a waiver is appropriate.

Waiver – Allow 17’8” approach distance where 150 feet are required: RTC Guidelines require 150 feet between a driveway and major intersection. Site constraints cannot accommodate this as the northern property line adjacent to Stanley Avenue measures less than 100 feet. The driveway location shown on the plans is based on existing conditions as this design review is primarily to relocate a building footprint (tavern) to build a new retail building on a different corner of the property. Consistent with historical conditions, the driveway curb measures 17’8’ feet west of the Nellis Blvd and Stanley Avenue intersection. Clark County Uniform Standard Drawing 222.1, reads that the geometrics apply to new construction only and that exceptions based on site constraints noted above may be considered. Maintaining this driveway is preferable as eliminating it will result in unnecessary congestion on public streets as many motorists would otherwise complete turn-arounds on adjacent roads.

Waiver curb radius – to allow one 15-foot radius where 25 feet are required: Currently the Stanley Avenue property line is characterized by poorly defined access. The roadway frontage lacks curb and sidewalk. Redevelopment of the site requires retrofitting this entrance. The proposed entrance is designed with consideration to the site’s constraints. The most notable constraint is the narrowness of the site. At the widest point, the parcel is 100 feet where standard commercial parcels at intersections have 150-200 feet depth. In an effort to maximize approach distance while also maintaining a 25-foot radius at the intersection, a 15 -foot driveway radius is used. The function of the 25’ radius standard is to facilitate right turns for fast moving vehicles. Vehicles on this segment of Stanley Avenue are in the process of decelerating towards a mandatory right hand turn on Nellis Boulevard. As such, the smaller radius is sufficient to allow ingress without impacting traffic speeds on the adjacent street.

Waiver – to allow attached sidewalks on Stanley Avenue – Within the last five years a new curb, gutter and sidewalk have for the corner of the site has been constructed as a public works project. An attached sidewalk will better align with this design.

Waiver – throat depth to allow 10 feet on Stanley Avenue egress where 25 feet are required: A site with less than 50 parking spaces requires a minimum 25-foot throat. This design meets the requirements on the ingress portion of the drive access by Stanley Avenue while the egress measures 10 feet which is a rounded portion of the sidewalk and landscaping. This reduced egress is adjacent to the fuel tank canopy and a one-way drive aisle directing circulation to the egress point. This lends to a reduction of points of conflict as compared to a standard commercial access that intersects four-way traffic with two-way drive aisles. In this case, relocating the canopy further from the access point would not mitigate potential collisions.

Parking: A retail store this size requires nine parking spaces (3128 SF @ 1 space per 350 SF). The site has 10 spaces as well as one ADA space and one EV capable space that are exempt from the parking count. The convenience and retail store has one space, 11%, in excess of requirements and, therefore, does not require a waiver.

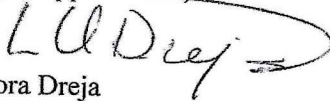
LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Waiver Buffering: 30.04.02 B. iii requires 15 feet of buffering with two rows of trees adjacent to a residential district. Five and ten feet are sufficient in this matter as surrounding properties are transitioning to commercial designations and there are no homes adjacent to the property line. The tree choices are sufficient to buffer properties from light and noise of a one-story building and fueling area. The tree count and spacing is equal to an alternative scenario where a design planted two rows of trees. The Mulga tree was chosen by a registered landscape architect as this species will grow in this site's conditions.

With appreciation,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0329-TBSE TRUST & ESQUIVEL INES G. TRS:

USE PERMIT to allow a vehicle paint/body shop on 0.56 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) and Accident Potential Zone (APZ-2) Overlays.

Generally located on the north side of Alto Avenue, 130 feet east of Marco Street within Sunrise Manor. MK/jm/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-612-017

USE PERMIT:

Allow for a vehicle paint/body shop in an APZ-2 Overlay per Table 30.02-7.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2814 Marco Street
- Site Acreage: 0.56
- Project Type: Paint/body shop
- Number of Stories: 1
- Building Height (feet): 20.25
- Square Feet: 4,125
- Parking Required/Provided: 8/8

Site Plan

The site plan depicts a 4,125 square foot building located near the southwest corner of an industrial complex north of Alto Avenue and west of Marco Street. The front of the building is 40 feet south of the northern property line and 10 feet from the east property line. It is surrounded by asphalt and has parking along the front (north) of the building. There is covered parking in the rear.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a beige standing seam metal building with a door and window in the front and 2 roll-up doors in the back.

Floor Plan

The plan depicts a large open space where vehicle repair takes place. There is an enclosed office space in the interior northeast corner and a paint booth along the interior west side.

Applicant’s Justification

The applicant states they are requesting a use permit for a paint/body shop in an APZ-2 zone per Title 30. They state the business is similar to the surrounding uses and their hours of operation will be 9:00 a.m. through 7:00 p.m. Monday to Friday. They offer 8 dedicated parking spaces and no changes are planned to the existing landscape.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0090-12	Automotive paint and body shop and hazardous material storage	Approved by PC	April 2012
UC-0220-07	Materials recovery facility and manufacturing	Approved by PC	April 2007
DR-2185-04	Industrial buildings	Approved by PC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IL (AE-75 & APZ-2)	Industrial buildings & outdoor storage

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning**

Use Permit

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

Special use permits are required in the APZ-2 Overlay in order to evaluate any impacts the use may have or any interference with Nellis Air Force Base (NAFB) operations. The use permit application is to ensure compatibility between various land uses and NAFB. The use permit application allows for consideration of factors such as labor intensity, air pollution, size of establishment, and people density including peak period concentrations. The applicant is proposing to operate a paint and auto body business within an existing 4,125 square foot building. Staff finds that the proposed use is compatible with the surrounding industrial uses. For purposes of the APZ-2 Overlay, this business will be a small-scale operation which will not have a negative impact to NAFB operations; 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

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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: DENNIS THOMPSON

CONTACT: DENNIS THOMPSON, 2420 MARCO STREET, SUITE B, LAS VEGAS, NV
89115

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0326-TORRES, ELISA & JAIME GARCIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setback for an attached carport; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Skyview Drive, approximately 531 feet west of Arden Street within Sunrise Manor. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

161-05-213-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an attached carport to zero feet where 20 feet is required per Section 30.02.06 (a 100% reduction).
2. Increase the hardscape area within the front and side yards to 100% where 60% is the maximum allowed per Section 30.04.01D (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4497 Skyview Drive
- Site Acreage: 0.16
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 9 (carport)

Site Plan

The plan depicts an existing carport attached to the front of a single-family residence. The carport is being depicted as 28 feet wide and 19 feet long and is attached to the northern portion of the home. This addition to the home has reduced the front setback to zero feet. There is an additional shade structure in the front yard attached to the carport and the house. This portion is shown as 8 feet long and 8 feet wide.

Landscaping

Photos of the property show the front and side yards being completely covered by concrete and paving stones. There are no changes proposed to the property with this application.

Elevations

The plans depict the carport and the attached shade structure as 9 feet tall at their highest points. Photos of the carport and shade structure show them both being constructed of a steel frame and corrugated metal panels for the roofing. The colors match the existing residence, but the building materials do not.

Applicant’s Justification

The applicant states they did not know that they needed permits for constructing the carport, and it was done to help shield their vehicles from the sun. Additionally, the applicant states that all of the landscaping was removed and replaced with hardscape to save water and keep their property clean.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

Code enforcement case (CE-24-13371) is currently active for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

The reduction of the front setback is a self-imposed hardship and excessive, and the applicant does not provide any mitigation for the front setback reduction. Additionally, the carport was not built with the same materials to be architecturally compatible with the existing home. Architectural compatibility and setbacks from the street help preserve the neighborhood characteristics. Furthermore, the Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces, as well as

to maintain an aesthetically pleasing streetscape. With these factors in mind, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JAIME TORRES

CONTACT: JAIME TORRES, 4497 SKYVIEW DRIVE, LAS VEGAS, NV 89104



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-17-612-017

PROPERTY ADDRESS/ CROSS STREETS: 2814 Marcus St.

DETAILED SUMMARY PROJECT DESCRIPTION

UC for body shop in APZ-2

PROPERTY OWNER INFORMATION

NAME: INES G ESQUIVEL TRUST
ADDRESS: 4821 N. LAMB BLVD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115
TELEPHONE: _____ CELL 702 591 7975 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GONZALINDO LLC
ADDRESS: 7913 WATERFALLS AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702 542 9347 EMAIL: nvautosales@y9hoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Dennis L Thompson
ADDRESS: 6247 Santa Maria AVE #203
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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.

(See attached)
Property Owner (Signature)*

Ines Esquivel
Property Owner (Print)

6-11-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0329

ACCEPTED BY SM

PC MEETING DATE 8/20/24

DATE 6/25/24

BCC MEETING DATE _____

FEEES 1000.00

TAB/CAC LOCATION Sunrise Manor

DATE 8/1/24



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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Ines G. Esquivel Trust</u> ADDRESS: <u>4621 N. Lamb Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: _____ CELL: <u>702-591-7975</u> E-MAIL: _____
	APPLICANT NAME: <u>Gonzalinda LLC</u> ADDRESS: <u>7913 Waterfalls Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: _____ CELL: <u>702-542-9347</u> E-MAIL: <u>nvautosales@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Dennis L. Thompson</u> ADDRESS: <u>6247 Santa Maria Ave #203</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 14017612017

PROPERTY ADDRESS and/or CROSS STREETS: 2814 Marco Street Las Vegas, NV 89115

PROJECT DESCRIPTION: Repair Garage

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

[Signature] _____
 Property Owner (Signature)* Ines Esquivel
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 12, 2024 (DATE)
 By Katelyn Kaylor

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 other legal entity.

Gonzalindo LLC
7913 Waterfalls Ave
Las Vegas, NV 89128

Justification letter

Re.: Use Permit for (30.02.26) and that the permit is necessary due to the APZ-2 zone

Dear members of the board:

Am submitting this Special Use Permit application to operate an Auto Body Repair Shop. Located 2814 Marco Street Las Vegas, NV 89115

We will repair doors, fenders, hoods, taillights.

I can assure you that the business will be conducted in a manner that is harmonious with Existing surrounding businesses and residential neighbors.

We intend to operate from 9:00 am to 7:00 pm from Monday to Friday.

We have 6 parking spaces assigned to our business.

We hope you can approve our request.

Respectfully,

/s/ Ines G. Esquivel

Ines G. Esquivel

- add statement about no new landscape will be added or changed