



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 12, 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
 - 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
 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; 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,

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 29, 2021. (For possible action)
- IV. Approval of the Agenda for August 12, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

08/18/21 BCC

- 1. **DR-21-0349-KATSAM, LLC:**
DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action) **08/18/21 BCC**
- 2. **WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: **1)** install landscaping per plan by June 1, 2020; **2)** reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and **3)** Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility. Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action) **08/18/21 BCC**
- 3. **WS-21-0380-LNY INVESTMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate the required loading space.
DESIGN REVIEWS for the following: **1)** convenience store; **2)** gasoline station; and **3)** finished grade on a portion of 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jo (For possible action) **08/18/21 BCC**

09/07/21 PC

- 4. **TM-21-500081-WARDLEY PROPERTIES LLC:**
HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action) **09/07/21 PC**
- 5. **UC-21-0339-AMIGO REALTY CORP:**
USE PERMITS for the following: **1)** a tire sales and installation facility; **2)** reduce the setback to a residential use; and **3)** allow overhead doors to be directed towards a residential use and a public right-of-way.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the setbacks for a trash enclosure; **2)** increased wall height; and **3)** landscaping to a less intense use.
DESIGN REVIEWS for the following: **1)** remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and **2)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/al/jo (For possible action) **09/07/21 PC**

6. **WS-21-0331-MEDINA, SARA E.**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a room addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Simoble Street, 90 feet north Requa Avenue within Sunrise Manor. WM/sd/jo (For possible action **09/07/21 PC**)

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)

- 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: September 2, 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 29, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- EXCUSED Planning- Brady Bernharat
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Will Covington, 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 July 15, 2021 Minutes

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

IV. Approval of Agenda for July 29, 2021

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

V. Informational Items: Ms. Martinez updated the board on the following item:

1. Cameras will be installed in all Parks County wide.
2. County has increased the budget for Park Police, so you will see more of them
3. Construction on the new County Park at Hollywood & Sahara will begin this October
4. Hollywood Extension to Henderson will not start for at least 5 years.

VI. Planning & 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
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

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

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

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
Moved by: Ms. Malone
Action: Denied
Vote: 3-0/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: None

IX. Next Meeting Date: The next regular meeting will be August 12, 2021

X. Adjournment
The meeting was adjourned

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

08/18/21 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

VEGAS VALLEY DR/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0349-KATSAM, LLC:

DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.0 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:
161-09-217-007

DESIGN REVIEWS:

1. Vehicle wash.
2. Increase finished grade up to 44 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 144% increase).

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Vehicle wash
- Building Height (feet): 28
- Square Feet: 5,205
- Parking Required/Provided: 3/6

Site Plans

The plans depict a proposed vehicle wash facility on an existing vacant parcel. The site is accessed via an existing drive aisle from both Nellis Boulevard and Vegas Valley Drive and has cross access with the remaining portion of the parcel to the north which has been approved for a restaurant with drive-thru, and the commercial parcel to the south. Vehicles will enter the wash from the western tunnel, which is shielded from Nellis Boulevard by a berm and landscaping

material and exit to the east. A total of 11 vacuum stations are shown on the south exterior portion of the building.

Landscaping

The plans depict a 20 foot wide landscape strip along Nellis Boulevard for screening of the vehicle wash service bay entrance from the right-of-way as it faces the street. Landscaping includes 15 gallon trees with shrubs and bushes. Internal landscaping exists with the parking areas and along other portions throughout the site.

Elevations

The plans show an in-line building that will function as a vehicle wash. The overall height is 28 feet to the top of parapet walls, with glazed windows, detached canopies, architectural enhancements, finished metal panels, profile metal and split concrete masonry finish.

Floor Plans

The plans submitted show a floor plan with an observation mezzanine, an office, equipment room, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Tommy's Express is a leading national car wash franchise with over 70 locations that uses state-of-the-art technology to provide the best, most efficient wash on the market. The wash takes about 3 minutes to complete and the conveyor belt technology allows multiple cars to be in the wash at the same time. Tommy's washes are environmentally friendly, utilizing a reclamation system that allows about 33% of water used in the wash to be reused.

The site currently slopes from west to east, away from Nellis Boulevard and from north to south towards Vegas Valley Drive. The historical flows drain southerly in the existing eastern drive aisle to Vegas Valley Drive. In addition, the site currently has a hole where the proposed building is to be constructed. To maintain the historical flow pattern and raise the elevation of the site where the proposed building will be constructed, it is necessary to raise the grade of the site up to 3.5 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900226	Restaurant with drive-thru	Approved by ZA	April 2021
UC-0032-08 (ET-0015-12)	Second extension of time for check cashing	Approved by BCC	March 2012
UC-0032-08 (ET-0027-10)	First extension of time for check cashing	Approved by PC	March 2010
UC-0660-08	Check cashing	Approved by BCC	October 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial General	C-2	Undeveloped & commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The site plan and landscape plan depict design elements that help provide a visual and auditory buffer from the vehicle wash to the existing multiple family residential complex to the north. The applicant's overall design is aesthetically pleasing, and visually upgrades the overall site. Staff finds that the proposed vehicle wash complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. Therefore, staff can support the design review request.

Public Works - Development Review

Design Review#2

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

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 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required; and 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TANNER BRANDT

CONTACT: TANNER BRANDT, FARGO, 4609 33RD AVENUE S., SUITE 400, FARGO, ND 58104

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0349</u> DATE FILED: <u>7/1/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>8/12</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/8/21</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>David Bassford</u> ADDRESS: <u>1601 East Valley Rd, Suite 100</u> CITY: <u>Renton</u> STATE: <u>WA</u> ZIP: <u>98057</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>David.bassford@moneytreeinc.com</u>
	APPLICANT NAME: <u>Tanner Brandt</u> ADDRESS: <u>4609 33rd Ave. S - Suite 400</u> CITY: <u>Fargo</u> STATE: <u>ND</u> ZIP: <u>58104</u> TELEPHONE: <u>701-499-3936</u> CELL: _____ E-MAIL: <u>Tanner@christiancompanies.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tanner Brandt</u> ADDRESS: <u>" "</u> CITY: <u>" "</u> STATE: _____ ZIP: _____ TELEPHONE: <u>" "</u> CELL: _____ E-MAIL: <u>" "</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-09-217-007 - Southern Portion - 45,619 sq. Ft.
 PROPERTY ADDRESS and/or CROSS STREETS: 2830 S Nellis Blvd
 PROJECT DESCRIPTION: Tommy's Express car wash

(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 install and/or remove signs on said property for the purpose of advising the public of the proposed application.

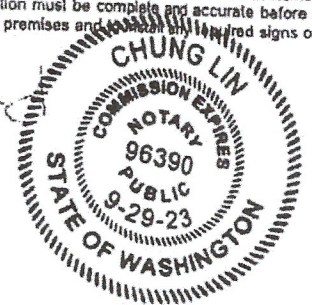
David E. Bassford
 Property Owner (Signature)*

David E. Bassford
 Property Owner (Print)

STATE OF Washington
 COUNTY OF King

SUBSCRIBED AND SWORN BEFORE ME ON June 23, 2021 (DATE)
 By David E. Bassford

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.

Justification Letter

6/28/2021

DR-21-0349

To whom it may concern,


Christianson Companies is requesting a Pre-Review through Clark County, NV in order to build an automated Tommy's Express Car Wash located at 2830 S Nellis Boulevard in Las Vegas, NV. Tommy's Express is a leading national car wash franchise with over 70 locations that uses state-of-the-art technology to provide the best, most efficient wash on the market. Tommy's utilizes a monthly membership program that allows customers to pay a monthly fee to receive unlimited car washes. These monthly members get to use the member lane that uses a license plate reader to allow cars into the wash instantly. The wash takes about 3 minutes to complete and the conveyor belt technology allows multiple cars to be in the wash at the same time. Tommy's washes are environmentally friendly, utilizing a reclamation system that allows about 33% of water used in the wash to be reused.

The site currently slopes from west to east, away from Nellis Boulevard and from north to south towards Vegas Valley Drive. The historical flows drain southerly in the existing eastern drive aisle to Vegas Valley Drive. In addition the site currently has a hole where the proposed building is to be constructed. In order to maintain the historical flow pattern, and raise the elevation of the site where the proposed building will be constructed, it is necessary to raise the grade of the site 3.6-feet maximum.

We respectfully request a Design Review for Excess Fill in order to raise the elevation of site in excess of 18-inches.

Christianson Companies is proposing a 130' wash with two pay lanes at this location. With top tier training and willingness to contribute to the community, Christianson Companies believes a Tommy's Express Car Wash will be a great fit in the City of Las Vegas and will successfully serve customers for a very long time.

Sincerely,



Tanner Brandt

Christianson Companies

701-499-3936

tanner@christiansoncompanies.com

08/18/21 BCC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

BOULDER HWY/GLEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) install landscaping per plan by June 1, 2020; 2) reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and 3) Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility.

Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action)

RELATED INFORMATION:

APN:

161-07-102-013

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3497 Boulder Highway
- Site Acreage: 0.9
- Project Type: Vehicle sales and repair facility
- Number of Stories: 1
- Building Height: 17 feet, 4 inches
- Square Feet: 6,720
- Parking Required/Provided: 31/29

History & Request

An existing vehicle sales and repair facility is located on-site and was approved in 1990. The use permit which approved the facility was approved subject to a review period. The application for review was never approved, and the application expired. Under the current Title 30 regulations these uses are not allowed in the H-2 zoning district. As a result, the owner requested the conforming zone change to C-2 zoning to enable a new vehicle sales and repair facility for the tenant to operate at this location. Since the approval in 2019, the applicant has worked diligently with staff, the County Commissioner's office, and Nevada Department of Transportation

(NDOT), through the difficulties of the pandemic, to address issues with landscaping within the Boulder Highway right-of-way, and options for the commercial pan driveways. After numerous discussions, staff recommended that the applicant request the waivers of conditions and have the Board of County Commissioner's determine the appropriateness of the request.

Site Plan

The approved site plan depicts an existing automobile sales and repair building located on the northern portion of the site, set back 10 feet from the northwest property line and 22 feet from the northeast property line. Parking spaces are located on the north side of the site, on the south side of the building, and along the Boulder Highway property line. Asphalt directly abuts the base of the building, and no sidewalk or landscaping is provided between the parking spaces and drive aisles and the building. Twenty of the parking spaces will be utilized for vehicle sales display rather than parking spaces.

Access to the site is provided by existing pan style driveways from Boulder Highway; however, conditions of approval required construction as commercial pan driveways, and to receive NDOT approval. This application is a request to waive those conditions. A pedestrian path connects the existing sidewalk on Boulder Highway to the front of the building. No cross access is proposed to connect to the adjacent parcels.

Landscaping

Landscaping along Boulder Highway includes several landscape fingers that are 19 feet long adjacent to the parking spaces. No landscaping was proposed between the front of the parking spaces and the Boulder Highway right-of-way, necessitating the waiver of development standards to eliminate the landscaping along Boulder Highway where a 15 foot wide landscape strip is required. While the applicant initially proposed, and the application ultimately conditioned, to install a 20 foot wide landscape strip in the right-of-way (a 20 foot wide gap exists between the existing sidewalk and the property line of the subject property), the applicant is now requesting a waiver to the condition to provide landscaping per the approved plan.

Elevations

The existing concrete block building is 17 feet, 4 inches tall and includes a mansard style roof near the front entrance. The remainder of the building includes parapet walls along the roofline. Two overhead roll-up doors face north, and an overhead roll-up door faces southwest towards Boulder Highway. The waiver of development standards was approved to allow the door to remain as is, not screened by on-site landscaping or another building. Another existing overhead roll-up door faces southwest towards Boulder Highway but will be replaced by a storefront window system.

Floor Plan

The vehicle sales portion of the building is 2,000 square feet, and the vehicle repair and detailing portion of the building is 4,720 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0987:

Current Planning

- 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;
- Install landscaping per plan by June 1, 2020.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224;
- Nevada Department of Transportation approval.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates making the required improvements has proven to be an extreme financial hardship and may prevent the business from remaining open.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0987	Reclassified to C-2 zoning for a vehicle sales and repair building	Approved by BCC	February 2020
VC-1553-96	Allowed a manufactured (mobile) office and shade canopy structure in conjunction with a vehicle sales facility - expired	Approved by PC	November 1996
UC-457-89 & VC-808-89	Established and maintained a used automobile sales facility	Approved by PC	January 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
Northwest	Commercial General	H-2	Motorcycle sales
Northeast	Commercial General	H-2	Vacant building with overhead roll-up doors
Southeast	Commercial General	H-2	Warehouse building
Southwest	Commercial General	H-2 & C-2	Vehicle sales & repair

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Conditions #1

In this area, several properties along Boulder Highway do not have substantial, if any landscaping along the street frontage. This business has existed on the site for several decades, and due to staff's oversight, has been licensed to operate the business. There are no improvements being requested at this time, in fact the applicant has removed non-permitted modular buildings and shade structures. Staff can support the request until additional buildings are proposed to modify/expand the vehicle sales business which may warrant additional requirements.

Public Works - Development Review

Waiver of Conditions #2

Staff has no objection to allowing the existing curb return driveways with reduced ingress radii to remain on Boulder Highway, a Nevada Department of Transportation (NDOT) roadway since NDOT does not object to the request.

Waiver of Conditions #3

The purpose of the original condition of approval requiring NDOT approval was a result of the applicant proposing landscaping within Boulder Highway, an NDOT roadway. Since the applicant has decided to not landscape that area, NDOT approval is no longer required.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

- Vehicles shall not be parked in the Boulder Highway (NDOT) right-of-way.

Public Works - Development Review

- Applicant is advised that if landscaping is installed within the Boulder Highway right-of-way in the future, approval from the Nevada Department of Transportation may be required.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PLATINUM MOTOR CARS, LLC

CONTACT: LISA DE SANTIAGO, NEWPORT MOTORS/AZTEC MOTORS, 2711 E. SAHARA AVE., LAS VEGAS, NV 89104

DRAFT

08/18/21 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION
(TITLE 30)

LAMB BLVD/LAKE MEAD BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0380-LNY INVESTMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the required loading space.
DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; and 3) finished grade on a portion of 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jo (For possible action)

RELATED INFORMATION:

APN:
140-20-201-015 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Eliminate the required loading space where 1 loading space is required per Table 30.60-6 (a 100% reduction).

DESIGN REVIEWS:

1. Convenience store.
2. Gasoline station.
3. Increase finished grade to 50 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 178% increase).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.7 (project site)/3.9 (overall site)
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 23 (convenience store)/21.5 (fueling canopy)
- Square Feet: 5,200 (convenience store)/3,936 (fueling canopy)
- Parking Required/Provided: 21/34

History & Request

ZC-0307-11 was approved by the Board of County Commissioners (BCC) in August 2011, reclassifying the project site to an M-D zone. Use permits for a service (gasoline) station and convenience store were also approved with that application. Additional use permits were approved with the original zone change for the following: 1) reduce the separation from a convenience store to a residential use to 27 feet where a minimum of 200 feet is required (an 87% reduction); and 2) reduce the setback from a service (gasoline) station to a residential use to 150 feet where a minimum of 200 feet is required (a 25% reduction). The use permits for the gasoline station and convenience store, in addition to the separation distances, were permanently approved with the zone change. The applicant is now requesting to eliminate the loading space requirement for a convenience store, in addition to a new design review for a convenience store, gasoline station, and to increase finished grade.

Site Plans

The plans depict a proposed convenience store and gasoline station located on a 1.7 acre portion of a 3.9 acre site. The convenience store and gasoline station (fueling canopy) are located on the southern portion of the site, with the northern portion of the parcel to be developed at a future date. The convenience store is located to the east of the fueling canopy and has the following setbacks: 1) 155 feet from the west property line, adjacent to Lamb Boulevard; 2) 290 feet from the north property line; 3) 73 feet from the east property line, adjacent to the existing manufactured home park; and 4) 90 feet from the south property line, along Lake Mead Boulevard. The gasoline station is located to the west of the convenience store and has the following setbacks: 1) 65 feet from the west property line, adjacent to Lamb Boulevard; 2) 280 feet from the north property line; 3) 185 feet from the east property line, adjacent to the existing manufactured home park; and 4) 55 feet from the south property line, along Lake Mead Boulevard. The required trash enclosures are located at the northeast corner of the building, with a setback of 54 feet from the east property line. The required loading space has not been provided with the convenience store, necessitating the waiver of development standards request. A 5 foot wide pedestrian walkway connects the convenience store to the existing 5 foot wide attached sidewalk along Lake Mead Boulevard. An existing 5 foot wide attached sidewalk is located along Lamb Boulevard. The required bicycle spaces are located at the northeast corner of the building, adjacent to 2 patio tables. The proposed development requires 21 parking spaces where 34 parking spaces are provided. Access to the site is granted via 1 commercial driveway along Lake Mead Boulevard and 1 commercial driveway along Lamb Boulevard. A design review to increase finished grade up to a maximum of 50 inches is requested. The largest increase to finished grade will primarily be concentrated within the area of the convenience store.

Landscaping

The plans depict a 20 foot wide landscape area located behind an existing attached 5 foot wide sidewalk along Lamb Boulevard and Lake Mead Boulevard. Twenty-four inch box trees, in addition to shrubs and groundcover, are located within these landscape areas. A 10 foot wide landscape area, with large 24 inch box Evergreen trees planted 20 feet on center, is located along the east property line adjacent to the manufactured home park. An existing 6 foot high block wall is also located along the east property line. Twenty-four inch box trees are equitably distributed throughout the interior of the parking lot per Code requirements.

Elevations

The plans depict a proposed convenience store with a height ranging from 21.5 feet to 23 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the west (front) elevation. The exterior of the building is primarily comprised of fiber cement paneling with stone veneer incorporated on all elevations. Decorative, pre-finished metal coping is featured along the rooflines of the building. Rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The convenience store consists of neutral, earth tone colors.

The fuel canopy measures 164 feet in length and 21.5 feet in height. A 5 foot high stone veneer base is featured on each supporting column of the fuel canopy. Decorative, pre-finished metal coping is featured along the roofline of the canopy, matching the metal coping on the convenience store.

Floor Plans

The plans depict a convenience store consisting of 5,200 square foot walk-in coolers, gaming area, restrooms, office, cashier's area, retail area, and kitchen preparation area.

Signage

Signage is not a part of this request.

Applicant's Justification

The layout of the site provides adequate parking and circulation with minimum 30 foot wide drive aisles. A total of 34 vehicle parking spaces is provided, which exceeds the required 21 parking spaces. Based on experience, when a loading space is designated, delivery vehicles often do not utilize the provided space for a variety of reasons. With 11 vehicle parking spaces provided at the rear of the building, there is adequate space for delivery vehicles to safely park and unload without interfering with public use of the streets or on-site shared driveways. Based on existing grades at the site and the adjacent streets, a design finish floor elevation of up to 31 inches over the 18 inch limit is anticipated. We are requesting a total grade height of 49 inches (4.1 feet) with this application.

The proposed development will bring a new and aesthetically pleasing facility along the highly traveled corridor. The project will bring new, enhanced consumer products and services to the area and surrounding communities and is not detrimental to the public health, safety or welfare, nor cause damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The fueling facility is designed with state-of-the-art containment and vapor recovery systems to ensure protection of the environment. Through the use of landscaping and building design, the proposed development mitigates any adverse impacts on the natural environment.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400048 (UC-18-0168)	First extension of time to commence a convenience store, gasoline station, tire sales and installation facility, vehicle maintenance facility, vehicle repair facility, and vehicle rental facility	Approved by BCC	July 2020
DR-19-0031	Increased finished grade in conjunction with a previously approved vehicle repair and maintenance facility	Approved by BCC	April 2019
UC-18-0672	Established a vehicle paint and body shop facility, reduced separation requirements and allowed a vehicle paint and body shop as a principal use in conjunction with previously approved tire sales and installation, vehicle maintenance, and vehicle repair facilities	Approved by BCC	October 2018
WC-18-400198 (UC-18-0168)	Waived conditions for no vehicle paint shop in conjunction with previously approved tire sales and installation, vehicle maintenance, and vehicle repair facilities	Approved by BCC	October 2018
TM-18-500131	3 lot commercial subdivision	Approved by PC	September 2018
UC-18-0168	Various uses including convenience store, gasoline station, tire sales and installation facility, vehicle maintenance facility, vehicle repair facility, vehicle rental facility, and vehicle sales facility - no vehicle paint shop	Approved by BCC	April 2018
WC-18-400054 (ZC-0307-11)	Waived conditions for 24 inch box trees with no shrubs within the landscape area along the street frontage	Approved by BCC	April 2018
TM-0125-12	1 lot commercial subdivision - expired	Approved by PC	January 2013
ZC-0307-11	Reclassified the project site from R-T, R-2, R-4, and C-2 to M-D zoning with use permits for a convenience store, reduced separation from a convenience store to a residential use, reduced setback from a service station to a residential use, and a design review for a convenience store and service station, and lighting and signage	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-T	Single family residential
South	Business and Design/Research Park	R-T	Manufactured home park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Neighborhood	C-1	Undeveloped & commercial center
West	Commercial General, Institutional, & Business and Design/Research Park	C-2 & R-2	Undeveloped & place of worship

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.

Staff finds there is adequate parking located in the rear of the building for delivery vehicles to utilize when restocking the convenience store. Eliminating the required loading space should have no impact on the operations of the convenience store, or the surrounding land uses. Therefore, staff recommends approval.

Design Reviews #1 & #2

The proposed convenience store features varying rooflines, contrasting building materials including stone veneer and fiber cement paneling, and a contrasting color schematic. The design of the convenience store complies with Commercial Policy 78 of the Comprehensive Master Plan which encourages design variations to a building's mass including varying rooflines and building height. The supporting columns for the fuel canopy (gasoline station) include a decorative stone veneer base matching the stone veneer provided on the exterior of the convenience store. The proposed development complies with Commercial Policy 66, which states that commercial development should provide access points on arterial and collector streets and not on local residential streets. Access to the site is granted through commercial driveways located along 2 collector streets; Lamb Boulevard and Lake Mead Boulevard. Staff also finds that the convenience store complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The building consists of contrasting building materials, which are visible along Lamb Boulevard and Lake Mead Boulevard. The proposed development complies with multiple policies from the Comprehensive Master Plan; therefore, staff recommends approval of the design reviews.

Public Works - Development Review

Design Review#3

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

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

Public Works - Development Review

- Drainage study and compliance,
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Nevada Department of Transportation approval.
- 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; and off-site improvement permits may be required.

Building Department - Fire Prevention

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIRCLE K STORES, INC
CONTACT: LAND DEVELOPMENT CONSULTANTS, LLC, 11811 N. TATUM BLVD.,
SUITE 1051, PHOENIX, AZ 85028

DRAFT

09/07/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK
(TITLE 30)

LAMB BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500081-WARDLEY PROPERTIES LLC:

HOLDOVER TENTATIVE MAP for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:
140-17-301-001

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 5.3 acre site which was previously approved for a distribution center. Access to the site is from driveways on Lamb Boulevard and Alto Avenue. Off-site improvements will be installed with the development of the distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0121	For a proposed distribution center	Approved by PC	May 2021
VS-21-0122	Vacated and abandoned portions of right-of-way being Alto Avenue and Lamb Boulevard	Approved by PC	May 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Undeveloped
South	Business and Design/Research Park	M-D	Existing distribution center
East & West	Business and Design/Research Park	M-D	Office warehouse buildings

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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: July 20, 2021 – HELD – To 09/07/21 – per the applicant.

APPLICANT: ODYSSEY

CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT

09/07/21 PC AGENDA SHEET

TIRE SALES/INSTALLATION FACILITY
(TITLE 30)

NELLIS BLVD/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0339-AMIGO REALTY CORP:

USE PERMITS for the following: **1)** a tire sales and installation facility, **2)** reduce the setback to a residential use; and **3)** allow overhead doors to be directed towards a residential use and a public right-of-way.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate the setbacks for a trash enclosure; **2)** increased wall height; and **3)** landscaping to a less intense use.

DESIGN REVIEWS for the following: **1)** remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and **2)** alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/al/jo (For possible action)

RELATED INFORMATION:

APN:

161-08-710-034

USE PERMITS:

1. A tire sales and installation facility.
2. Reduce the setback for a tire sales and installation facility to a residential use to 103 feet where a minimum of 200 feet is required per Table 30.44-1 (a 48.5% reduction).
3. Allow overhead doors for a tire sales and installation facility to face a residential use and a public right-of-way (Nellis Boulevard) where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the setbacks for a trash enclosure to a residential development to zero feet where a minimum of 50 feet is required per Section 30.56.120 (a 100% reduction).
b. Reduce the rear setback for a trash enclosure to zero feet where a minimum of 10 feet is required per Table 30.40.4 and Section 30.56.120 (a 100% reduction).
2. Increase wall height to 8 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 33.3% increase).
3. Waive landscaping along the western property line adjacent to a less intense use where landscaping is required per Table 30.64-2 and Figure 30.64-11.

DESIGN REVIEWS:

1. Convert an existing vehicle wash facility into a tire sales and installation facility.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2945 S. Nellis Boulevard
- Site Acreage: 0.9
- Project Type: Convert an existing vehicle wash facility into a tire sales and installation facility
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,324
- Parking Required/Provided: 18/18

Site Plan

The site was developed in 1978 as a self-service vehicle wash facility. The existing vehicle wash facility consists of 2 structures, the vehicle wash building, and a shade structure located over the vacuum equipment. This request is to convert the existing vehicle wash building into a tire sales and installation facility. No changes are proposed to the existing shade canopy. The vehicle wash building is located on the central portion of the parcel set back 103 feet from the west (rear) property line, 64 feet from the east (front) property line, 7.5 feet from the north (side) property line, and 12 feet from the south (side) property line. The shade canopy is located approximately 59 feet west of the vehicle wash building, set back approximately 20 feet from the west property line, 35 feet from the north property line, and 15 feet from the south property line. The site has shared access with the existing convenience store to the north. Access to this site and the convenience store to the north is provided by existing driveways from Nellis Boulevard and Vegas Valley Drive. The only changes that are proposed to the site layout is for parking in conjunction with the tire sales and installation facility. Parking for the proposed facility is located to the east of the building along Nellis Boulevard and along portions of the south property line. The plan depicts a trash enclosure located on the northwestern portion of the property adjacent to the western property line. The adjacent parcel to the west has been approved for a multiple family residential development. The plan is depicting an 8 foot high block wall along the western property line.

Landscaping

There is an existing 3 foot wide landscape area located along the front property line adjacent to Nellis Boulevard that was approved by WS-1347-00 in October 2000 by the Planning Commission. The site is being modified to add parking along the south property line and along Nellis Boulevard. Landscape fingers are being added in the parking area. The plans depict 8

parking spaces located along Nellis Boulevard. In the center of these 8 parking spaces a landscape diamond is being added to allow for a tree where a landscape finger is required. All of the landscape areas will consist of trees, shrubs, and groundcover and the required number of trees per the number of parking spaces is being provided on the site.

Elevations

No changes are proposed to the existing shade canopy. The existing shade canopy is 1 story and approximately 21 feet in height with a flat roof supported by 5 metal posts.

The existing vehicle wash building is 1 story with a maximum height of 21 feet. The building has a flat roof and is divided into 8 wash bays that are on the east and west sides. Block walls on the north and south sides of the building and between the wash bays support the roof. The plans show the east and west sides of the wash bays will be enclosed. The central portion of the building is being converted into an office. The west side of the building will have 2 roll-up overhead doors located on the northern and central portions of the building. The plans also show 6 pedestrian doors on the west side of the building for access to the service bay, office, storage areas, and mechanical equipment room. The plans show 7 roll-up overhead doors on the east (front) side of the building. The office will have an aluminum and glass store front system. The exterior walls of the building will have a stucco finish painted in earth tone colors.

Floor Plans

The existing vehicle wash building has an area of 4,324 square feet and is divided into 8 wash bays. The area of the building footprint will remain the same. The plan shows that the building will be divided into a 321 square foot office, 2 restrooms, a 174 square foot mechanical equipment room, a 781 square foot storage room, and 6 service bays that are between 321 square feet to 781 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is a redevelopment of an existing site that is unsightly. The redevelopment of this site will improve the appearance of the community and allow for a new business with additional employment opportunities. The design of the existing building and site layout makes it impossible to remodel the building and not have roll-up overhead doors face the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1534-01	Relocation of an existing smog check facility in conjunction with a car wash	Approved by PC	January 2002
WS-1347-00	Eliminated landscaping requirements and permit a smog check station	Approved by PC	October 2000
ZC-1082-00	Reclassified the site from C-3 zoning under Title 29 to C-2 zoning to implement Title 30	Approved by BCC	September 2000

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Convenience store
South	Commercial General	C-2	Mini-warehouse facility
East	Commercial General	C-2 & R-4	Convenience store with gasoline sales & multiple family residential
West	Commercial General	R-4	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

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.

Use Permits, Waivers of Development Standards, & Design Reviews

Tire sales and installation is listed as a special use in the C-2 zone allowed with specific conditions to mitigate the impacts of the use on adjacent developments. As part of the use permit public hearing process these conditions can be modified if it can be shown that the proposed facility will not have an undue adverse effect on the adjacent developments. The proposed facility is approximately 190 feet away from the closest existing residential development, which is a multiple family residential to the east across Nellis Boulevard. However, the adjacent parcel to the west was approved for a multiple family residential development in April 2020. The proposed facility will only be approximately 103 feet from the approved project to the west. The plans do not depict any mitigating factors to reduce the impacts of this project on the future tenants to the west. The proposed 8 foot high wall along the western property line would provide some mitigation. However, without landscaping and roll-up overhead doors facing to the west, the wall by itself is not enough to mitigate the impacts of the reduced setback of the proposed facility on the approved multiple family residential development. Staff finds the site large enough that the trash enclosure could be placed at a location on-site that would comply with the required setbacks. Additionally, staff finds that the applicant has not provided sufficient evidence to justify the requested use permits and waivers of development standards; therefore,

staff finds the proposed use will have an undue adverse effect on existing and approved developments in this area, is not an appropriate use at this location, and does not support the use permits or waivers of development standards. Since staff does not support the required use permits and waivers of development standard needed for the proposed facility, staff cannot support the design reviews for the facility.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Reestablish landscaping material within the existing landscape area along Nellis Boulevard;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that no work may be done outside, or under the canopy; outside storage, including under the canopy is not permitted; 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)

- 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: AMIGO REALTY CORP

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119

DRAFT

09/07/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SIRNOBLE ST/REQUA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0331-MEDINA, SARA E.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a room addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Sirnoble Street, 90 feet north Requa Avenue within Sunrise Manor. WM/sd/jo (For possible action)

RELATED INFORMATION:

APN:
140-33-415-048

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback to 5 feet where 15 feet is required per Table 30.40-2 (a 67% reduction).

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 36 Sirnoble Street
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Room addition
- Building Height (feet): 9 (room addition)/23 (residence)
- Square Feet: 316 (room addition)/2,080 (residence)

Site Plans

The plans depict an existing single family residence that is approximately 2,080 square feet on 0.1 acres. The applicant has submitted plans that show a room addition to be constructed onto the rear exterior of the residence with an encroachment into the rear yard by 10 feet, leaving a 5 foot setback. A zero foot side yard setback was approved for this and other adjacent properties within the neighborhood along with a reduction in the front yard setbacks. The existing residence is already encroaching into the side yard along the northern property line and the room addition as proposed will follow the existing building edge. Access is from Sirnoble Street.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an existing single family residence that is 2 stories with access from Simoble Street. The proposed room addition will match the existing residence in architectural style and materials with a stucco finish and paint colors.

Floor Plans

The plans depict a room addition of approximately 316 square feet with a bathroom, bedroom, and open area with interior access to the residence and to the outside patio area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is seeking to add the room addition to provide proper care for a sibling that has current medical issues. The applicant would like to have the room addition approved so her sibling will not have to go up and down the stairs. Unfortunately, there is a 23 foot rear setback which would only allow an 8 foot wide room addition. This 8 foot width would not be sufficient for a room addition.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-143-80	Reclassified from R-E & R-1a to R-2 zoning; with a use permit for a single family subdivision	Approved by BCC	June 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Clark County Public Response Office (CCPRO)

An active violation (CE20-06324) for building without a permit is on file with the Public Response office.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

A review of the history of this neighborhood shows that a previously approved zone change (ZC-143-80) application from an R-E to an R-2 zone also permitted the homes, including the applicants residence, to have a zero foot setback along one side property line. The request is to reduce the rear yard setback to 5 feet along the east parcel line. Title 30 allows a room addition for 50% of the building width to have a 10 foot setback, this request exceeds that allowance. The applicant has not proposed any mitigation measures that lessen the impact of a relaxed standard and has not proven that the neighborhood will not be negatively impacted. Aerial photos of the immediate neighborhood do not show any structures with a 5 foot setback similar to the applicant's request. Staff finds that this request is a self-imposed hardship, which staff cannot support.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Plant a row of medium trees along the east property line to shield the room addition from the neighboring property to the east;
- 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 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; 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: LARRY J SANCHEZ

CONTACT: LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 7844 SOARING
BROOK ST., LAS VEGAS, NV 89131

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p>TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZC)</p> <p><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input checked="" type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ARX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p>	STAFF	<p>APP NUMBER <u>ws-21-0331</u> DATE FILED <u>6/22/21</u></p> <p>PLANNER ASSIGNED <u>SWD</u></p> <p>TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE <u>8/12/21</u></p> <p>PC MEETING DATE <u>9/7/21</u></p> <p>BCC MEETING DATE _____</p> <p>FEE: <u>\$ 475</u></p>
PROPERTY OWNER	<p>NAME: <u>SARA E. MEDINA</u></p> <p>ADDRESS: <u>36 SIEMBLE ST</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>702 716 9274</u> CELL: <u>(603) 991-7423</u></p> <p>E-MAIL: <u>BREVOPALVARO@gmail.com</u></p>	
APPLICANT	<p>NAME: <u>SARA E. MEDINA</u></p> <p>ADDRESS: <u>36 SIEMBLE ST</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>(702) 716 9274</u> CELL: <u>(603) 991-7423</u></p> <p>E-MAIL: <u>BREVOPALVARO@gmail.com</u> REF CONTACT ID # _____</p>	
CORRESPONDENT	<p>NAME: <u>LARRY S. SANDERS</u></p> <p>ADDRESS: <u>36 SIEMBLE ST</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>702 390 2477</u> CELL: <u>702 390 2477</u></p> <p>E-MAIL: <u>LARRY.SANDERS@SUNRISE.NV.GOV</u> REF CONTACT ID # _____</p>	

ASSESSOR'S PARCEL NUMBER(S): 190-38-413-0018

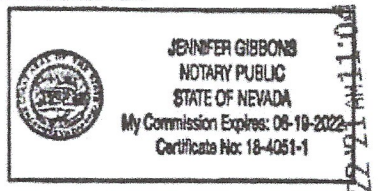
PROPERTY ADDRESS and/or CROSS STREETS: CHARLESTON BLVD AND UNIVERSITY LN

PROJECT DESCRIPTION: 316 SF ROOM ADDITION

I, the undersigned, who am a citizen of the State of Nevada, hereby certify that I am the owner of the property described in the above application, and that the information provided in this application is true and correct to the best of my knowledge and belief, and that I do not understand that this application is being filed for any purpose other than to obtain a permit for the proposed project. I am also aware of the County Comprehensive Zoning Ordinance and the provisions and the conditions of the said property to the extent of having the parcel of the proposed application.

Property Owner (Signature): [Signature] Property Owner (Print): SARA E. MEDINA

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN before me on 6/20/2021
 at SARA E. MEDINA
 Notary Public: JENNIFER GIBBONS



*NOTE: Signature declaration of authority by notary public is required for all applications. Notary Public must be a resident of the State of Nevada and must be a member of the Nevada Notary Public Association.

JENNIFER GIBBONS

May 25, 2021

Clark County
Department of Building Safety
4701 W Russell Rd
Las Vegas, NV 89118
Attention: **Comprehensive Planning**
Subject: **36 Sirnoble St, Las Vegas, NV 89110**
Property Owner: **Sara E. Medina**

WS-21-0331

To whom it may concern,

Originally, the property is 0.08 acres and currently has zero lot line on the existing house. The residential house has two stories up against the property line. The proposed waiver application is to allow a room addition at a zero lot line and to encroach into the rear setback at 5' from the rear property line where 15' is required.

Currently, the homeowner has a sibling that has a medical condition and needs to have a room addition built on the first floor due to his medical condition. See attached forms for justification for this medical concern. In this application package we are including 6 neighbor support letters for approval of such room addition. Also, the homeowner would like to have the room addition approved in order to not allow her son to go up and down any stairs. Unfortunately, there is a 23' rear distance which would only allow an 8' wide room addition. This 8' width would not be sufficient for a room addition. The homeowner shall comply with any fire rating protection as required by the Clark County Building Department.

I would like to apply for two waivers of development standards.

1. Zero lot line waiver
2. Rear setback encroachment

The homeowners have applied for a building permit where all disciplines were approved except the setback encroachments.

Sincerely,
Sara Medina