



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

August 15, 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 August 1, 2024. (For possible action)
- IV. Approval of the Agenda for August 15, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

08/20/24 PC

- 1. **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) **08/20/24PC**

09/03/24 PC

- 2. **DR-24-0374-JDS SURFACES, LLC:**
DESIGN REVIEW for an addition to an existing office/warehouse on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue and 245 west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)**09/03/24 PC**

09/04/24 BCC

- 3. **ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** retail/office and industrial buildings; **2)** finished grade; and **3)** lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)**09/04/24 BCC**

- 4. **VS-24-0277-PALM PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action) **09/04/24 BCC**

- 5. **WS-24-0276-PALM PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards. **DESIGN REVIEW** for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action) **09/04/24 BCC**

- 6. **ZC-24-0357-MILES AHEAD TRUCKING, LLC:**
ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action) **09/04/24 BCC**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
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KEVIN SCHILLER, County Manager

7. **WS-24-0358-MILES AHEAD TRUCKING, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** fence; **3)** off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and **4)** detached sidewalks. **DESIGN REVIEW** for a parking lot for trucks on 0.25 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/rr/syp (For possible action) **09/04/24 BCC**
8. **ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:**
ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action) **09/04/24 BCC**

VII. General Business: None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 29, 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: Harry Williams – Chair – ABSENT Stephanie Jordan – PRESENT
Sondra Cosgrove – Vice Chair – PRESENT Paul Thomas – Member – EXCUSED
Earl Barbeau – Member – PRESENT Planning – Roxy Paez

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 July 11, 2024 Minutes

Moved by: Ms. Cosgrove

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for August 1, 2024

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items: None

VI.

Planning & 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

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLUM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

Moved by: Mr. Barbeau

Action: APPROVED Waivers #4 & #5. DENIED Use Permit, Design Review & Waivers #1, #2 & #3 per staff recommendations

Vote: 3-0/unanimous

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**

Moved by: Ms. Jordan

Action: Approved per staff recommendations

Vote: 3-0/unanimous

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**

HELD TO AUGUST 15, 2024 MEETING

VII. General Business: None

VIII. Public Comment: Ms. Weaver was asking who to contact re: abandoned RV's & Cars on Betty Lane. Mr Rojas was asking people to speak up about getting the new area Command built.

IX. Next Meeting Date: The next regular meeting will be August 11, 2024

X. Adjournment

The meeting was adjourned at 7:05 pm

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT

KEVIN SCHILLER, County Manager

08/20/24 PC AGENDA SHEET

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

09/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0374-JDS SURFACES, LLC:

DESIGN REVIEW for an addition to an existing office/warehouse on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located on the north side of Judson Avenue and 245 west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-502-009; 140-20-502-013; 140-20-502-015

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE & BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5060 and 5080 Judson Avenue
- Site Acreage: 2.58
- Project Type: Warehouse
- Number of Lots: 3
- Number of Stories: 1
- Building Height (feet): 17 feet, 8 inches (existing)/19 feet, 8 inches (proposed building)
- Square Feet: 14,400 (existing)/24,020 (proposed building)
- Parking Required/Provided: 39/42
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan shows an existing 14,400 square foot office/warehouse building on parcel 140-20-502-015. There is a proposed 24,020 square foot addition that will be attached on the north side of the existing building. The new proposed building expands into 2 parcels, 140-20-502-013 and 140-20-502-009. The building has a front setback of 25.5 feet and a side setback of 5 feet from the eastern property line. The property is enclosed by a 6 foot tall chain-link fence.

The site is accessed by 1 existing driveway on the north side of Judson Avenue. The driveway is 24 feet wide and will be extended to reach all 3 parcels with a cul-de-sac design at the end. There are 42 parking spaces provided, including 3 ADA parking spaces, when the requirement is 39 parking spaces. There are 6 separate rows of parking stalls with a total of 4 or 6 parking spaces in

each row. Also, there are 2 loading zone areas. One will be in front of the existing building and the other will be in front of the new proposed building.

Landscaping

The plans show that street and parking lot landscaping are provided. The plan shows that along Judson Avenue there is an existing attached sidewalk with a single row of Shoestring Acacia spaced every 30 feet on center. Between each tree there are 4 shrubs planted. Within the parking lot, 2 or 4 Shoestring Acacia trees are planted on the landscape islands. The islands are located on the ends of each parking stall. The landscape islands are 6 feet wide and 22 feet or 35 feet in length. On the northwest corner of parcel number 140-20-502-009 there are 12 additional parking spaces with a 10 foot wide landscape strip. There are 8 Shoestring Acacia trees planted every 25 feet on center with 4 shrubs planted in between.

Elevations

The elevations depict that the new addition will be 19 feet 8 inches tall. While the existing portion of the building is 17 feet 8 inches tall. The new addition will be built from metal panels painted green to match the existing building. The roof will be made from standing seam metal that will also match the existing the building. The west elevation shows that the new addition will have 8 lease spaces with each one having 1 metal roll-up door, a metal entrance door, and low emissivity glass with a metal awning.

Floor Plans

The plans show that the building is a 1 story. The interior space is 24,020 square foot that is divided into 8 separate warehouses.

Applicant's Justification

The applicant wants to add a 24,020 square foot addition to an existing 14,400 square foot office/warehouse. The addition will be architectural compatible with the existing building, and it exceeds the 7 point requirement for sustainability. The applicant will also provide landscaping and 42 parking spaces when 30 is the requirement. The facility has sufficient parking and access. They state sufficient landscaping has been provided adjacent to the street and parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-2001-03	Reduced required off street parking in conjunction with a industrial building addition	Approved by PC	February 2004
ET-400004-97 (ZC-0192-92)	Second extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outside storage in conjunction to existing warehouse	Approved by BCC	January 1997
ET-400008-95 (ZC-0192-92)	First extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outside storage in conjunction to existing warehouse	Approved by BCC	January 1995
ZC-0192-92	Reclassified from M-D to M-1 zoning for a warehouse addition with outside storage in conjunction to existing warehouse	Approved by BCC	February 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0123-83	Reclassified from R-1 to R-2 zoning	Approved by PC	June 1983
UC-0143-83	Construct and maintain a planned development consisting of 193 townhome units	Approved by PC	June 1983
VC-0252-83	Reduce peripheral boundary setback on 58 units to 15 feet where 20 feet is required	Approved by PC	June 1983
AC-0094-81	Constructed and maintained two office and warehouse buildings	Approved by PC	June 1981

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65 & APZ-2)	Storage unit
South	Public Use & Business Employment	IL & CG (AE-65)	Outdoor storage & retail
East	Business Employment & Corridor Mixed-Use	IL & CG (AE-65 & APZ-2)	Vehicle repair, vehicle maintenance, vehicle wash, & retail
West	Business Employment	IL (AE-65 & APZ-2)	Mini-warehouse & undeveloped

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
Design Review**

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

Overall, the development provides an addition to an existing warehouse facility that is compatible with surrounding industrial development. The warehouse is located west of Nellis Boulevard and on the north side of Judson Avenue that is increasingly becoming more industrial in nature. The addition is architecturally compatible with the existing building. It meets all setbacks and height requirements. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement, while considering the constraints of such a use. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

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

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 #0320-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCOTT AINSWORTH

CONTACT: GMRA, 6325 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-502-015, 140-20-502-013, 140-20-502-009

PROPERTY ADDRESS/ CROSS STREETS: 5060 & 5080 Judson Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

New 24,000 square foot office/warehouse building.

PROPERTY OWNER INFORMATION

NAME: JDS Surfaces, LLC

ADDRESS: 5080 Judson Avenue

CITY: Las Vegas STATE: NV ZIP CODE: 89115

TELEPHONE: 702-435-1607 CELL _____ EMAIL: scott@jdsurfaces.com

APPLICANT INFORMATION

NAME: Scott Ainsworth (JDS Surfaces, LLC)

ADDRESS: 5080 Judson Avenue

CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____

TELEPHONE: 702-435-1607 CELL _____ EMAIL: scott@jdsurfaces.com

CORRESPONDENT INFORMATION

NAME: George Rogers

ADDRESS: 6325 South Jones Boulevard, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168923

TELEPHONE: 702-894-5027 CELL 702-376-9782 EMAIL: pac@gmralv.com

*Correspondent will receive all project communication

(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.


Property Owner (Signature)*

Scott Ainsworth
Property Owner (Print)

2/28/23
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SBI	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADH	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> EC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DP	<input type="checkbox"/> PUJ	<input type="checkbox"/> SDP	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 24-0374

ACCEPTED BY Sm

PC MEETING DATE 4/3/24

DATE 7/11/24

RCI MEETING DATE _____

Fee 1000.00

TAB/EAC INFORMATION Surprise Manor DATE 8/15/24



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

DR. 24. 0374

June 25, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: 5080 Judson Avenue, APN 140-20-502-009, 140-20-502-013, 140-20-502-015
Letter of Justification

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

This application is submitted for a **Design Review** for an addition to an existing warehouse building located at 5080 Judson Avenue. The property is located in Clark County and is currently zoned IL (Industrial Light).

Project Description

The project includes a new single-story warehouse structure of 24,020 square feet on a developed lot with an existing office/warehouse structure. The project does not include any modifications to the existing structures. The new warehouse is 19' 8" high overall with metal panel exterior finishes and metal roll up doors. The landscape plan shows trees for the parking areas as well as trees for the existing areas that are contiguous to the project but were reviewed and approved prior to his request. The existing business' operating hours are Monday through Friday 7:00 AM – 4:00 PM; closed on Saturday and Sunday. The new warehouse will have the same operating hours.

Architectural articulation is included on all sides to comply with the Ordinance.

The proposed building is set back 5' minimum from the east property boundary.

There are 42 parking spaces provided, including 3 accessible spaces, where 39 are required.

There exists a shared access easement for our property and the westerly neighboring properties.

New landscape will be added to shade the proposed parking with additional trees at the street frontage, including the replacement of a deceased tree.

We provide the following sustainability initiatives that exceed 7 points, the Ordinance required minimum:

1. Providing at least 10% more trees than required (1 point) – the quantities are verified in the landscape exhibits.
2. Water-Efficient Planting (1 point) – 95% or more of the plants have low or very low water requirements.
3. Landscape Buffer width increase 20% (1 point) – the landscape buffer adjacent to Las Vegas Boulevard South exceeds the requirements by at least 20%
4. Providing Electric Bicycles charging stations (1/2 point) –. The quantities are verified in the site plan.
5. Providing Shade Structures (2 points) – shade/awnings over 50% of south/west windows and doors.
6. Daylight Strategies (1/2 point) –
7. Nonresidential Ventilation (1/2 point) – floor to ceiling heights of 11 feet on all floors.
8. Low-emissivity Glass (1/2 point) – provided on all south and west facing windows.
9. Building Entrances and ADA Ramps (1/2 point) – entrances and ramps are shaded with awning, portico, or other device.

Justification

This application is justified for the following reasons:

- The project is not exposed to the rights-of-way because it is internal to the contiguous properties.
- A shared access easement exists that runs north from the street frontage on Judson Avenue and is shared with the properties to the west. The 40' wide access easement is located 5' east of the westerly boundary, so the driveway radius return is non-standard. The driveway throat depth is 85'-5".
- Clark County Public Works will not require a waiver.
- The finish floor elevation is approximately the same as the adjacent existing building.
- The overall height of the proposed warehouse is approximately the same as the adjacent existing warehouse.
- There is no residential in the area of the proposed building.
- More than 7 points of Sustainability Provisions have been provided.

We look forward to your review and comments.

Very truly yours,

A handwritten signature in black ink, appearing to read "George M. Rogers". The signature is written in a cursive style with a large initial "G" and "M".

George M. Rogers, AIA

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** retail/office and industrial buildings; **2)** finished grade; and **3)** lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

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

RELATED INFORMATION:

APN:

140-20-610-057

DESIGN REVIEWS:

1. Retail/office and industrial buildings.
2. Increase the finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166% increase).
3. Lighting plan.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5039 Holt Avenue
- Site Acreage: 0.89
- Project Type: Retail sales of reconditioned parts
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,800 warehouse/600 retail
- Parking Required/Provided: 11/11

Site Plan

The approved site plan depicts a 0.89 acre property with a proposed 600 square foot incidental retail/office building located on the north side of the property, and a 4,800 square foot warehouse located on the south side of the property. The plan shows a 400 square foot accessory retail and office building and a 3,600 square foot shop that were parked at retail requirements. The larger building is now clearly shown as a warehouse for storage of parts and the site is parked

appropriately. The property will require increased finished grades of up to 48 inches. Access remains the same and is provided from a gated driveway on the northeast corner of the property at Holt Avenue. The plan shows shielded downward facing lights attached to the wall along the perimeter of the property facing inward, and placed 6 inches below the top of the wall. The lighting will illuminate the parking area and interior of the lot without exposing adjacent property or the streets to spill-over light.

Landscaping

The approved plans depict 10 parking spaces adjacent to the west property line with landscaping per Figure 30.64-11 in between the landscaping and the property line.

Elevations

No changes were proposed to the building elevations and materials with the original request.

Floor Plans

The approved floor plans depict an open floor warehouse with 1 small office and restroom. The retail/office building will have a restroom and open floor plan for sales.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0400:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Applicant's Justification

The applicant is requesting the extension of time because the original application expired during the processing of development permits.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0400	Design reviews for retail/office and industrial buildings; finished grade; and lighting plan	Approved by BCC	September 2021
ZC-20-0440	Reclassified from R-E to M-D zoning for warehouse uses, with a use permit for retail sales	Approved by BCC	December 2020
ZC-0251-11	Reclassified from R-E to M-D zoning for a towing business	Withdrawn	June 2011
ZC-0263-88	Shopping center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM18 (AE-65)	Multi-family residential
South	Business Employment	CG	Undeveloped
East	Corridor Mixed-Use	CG (AE-65)	Undeveloped
West	Business Employment	RS20 (AE-65)	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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that this is the first request for an extension of time. Even though the original application expired, the applicant has made progress with the building department and with the public works teams. The building permit for the warehouse is ready to be issued (BD21-62439). There are also 2 building permits under review for the project; one is for a screen and retaining walls (BD22-15425), and the other is to install a manual swing gate (BD22-43109). The applicant also has approved applications with Public Works including a drainage study (PW21-10743), off-site improvements (PW21-19092), and a geotech soils report (PW21-19960). Since

the applicant has made progress towards commencement for the project, staff can support this application.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until September 21, 2025 to commence.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: JUAN LOPEZ

CONTACT: JUAN LOPEZ, 6567 VIOLET BREEZE WAY, LAS VEGAS, NV 89142



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-610-057

PROPERTY ADDRESS/ CROSS STREETS: 5039 HOLT AVE, LAS VEGAS NV, 89115

DETAILED SUMMARY PROJECT DESCRIPTION

This project consists of retail sale of reconditioned truck parts. We currently own a business that reconditions truck parts and resells them. This consists of receiving parts, cleaning them and reselling them. The work done on this site (reconditioning and sales) will be done within the proposed project buildings all parts and components are to be shipped or hauled in via delivery trucks, flatbed, ect. All work of loading and unloading of trucks will be done inside the warehouse. The business generally does not have the public as customer. Most of the customers are truck body shops, truck repair and truck sales business. We expect to have a few customers per day and we will have about 4-6 employees.

PROPERTY OWNER INFORMATION

NAME: Juan Lopez & Miguel Lopez

ADDRESS: 6567 Violet Breeze Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89142

TELEPHONE: 702-215-1407

CELL Same

EMAIL: Lopeztruckparts@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Juan Lopez & Miguel Lopez

ADDRESS: 6567 Violet Breeze Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89142

REF CONTACT ID # _____

TELEPHONE: 702-215-1407

CELL Same

EMAIL: Lopeztruckparts@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Juan Lopez & Miguel Lopez

ADDRESS: 6567 Violet Breeze Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89142

REF CONTACT ID # _____

TELEPHONE: 702-215-1407

CELL Same

EMAIL: Lopeztruckparts@gmail.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.


Property Owner (Signature)*

Juan J. Lopez Gamboa
Property Owner (Print)

6/18/2024
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 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"/> WWC	<input type="checkbox"/> OTHER

APPLICATION # (s) ET-34-400083

ACCEPTED BY NAI

PC MEETING DATE

DATE

BCC MEETING DATE 9/4/2024

FEES

TAB/CAC LOCATION Sunrise Manor

DATE 8/15/2024

7/3/2024
\$1,000.00

Juan Lopez Gamboa
6567 Violet Breeze Way
Las Vegas, NV 89142
(702)215-1407
Lopeztruckparts@gmail.com



June 18, 2024

Department of Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89155

Re: Extension of time
DR-21-0400
Parcel #: 140-20-610-057

I am requesting an extension of the time for the above referenced land use permit. The reason I require the extension of the time is because our permit expired during the processing of development permits. I can be contacted at 6567 Violet Breeze Way Las Vegas NV, 89142 Phone 702-215-1407. I understand there is a processing fee for the extension of time.

Thank you,

X 
Juan Lopez Gamboa
Project Owner



09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0277-PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-810-082; 161-08-810-083

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

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 & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC

CONTACT: G. C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
 ADDRESS: 6050 S FORT APACHE RD STE 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
 ADDRESS: 850 E Desert Inn #PH3
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
 ADDRESS: 1055 Whitney Ranch Dr, Suite 210
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(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)*

RAJINDER S. DHALIWAL
 Property Owner (Print)

01-16-2024
 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 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) 15-24-0277

ACCEPTED BY JUD
 DATE 07/8/2024

PC MEETING DATE _____

BCC MEETING DATE 09/04/24

TAB/CAC LOCATION Sunrise Manor DATE 08/15/24



GCGARCIA

February 19, 2024

VS-24-0277

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: Partial Vacation of Happy Valley ROW
APN(s): 161-08-810-082 & -083

Dear Nancy:

On behalf of our client, Leading Edge Ventures, LLC, please accept this letter and the attached exhibit as an application to vacate 5FT ROW on Happy Valley.

As directed by Planning and Public Works, we request that portions of the existing unbuilt 60 foot-wide ROW parcel be reduced by 5FT feet as it no longer serves a public need or necessity for the local road. The remaining portion of this parcel combined with the abutting parcel to the east, APN# 161-08-810-082 & -083, will satisfy the necessary required landscaping straddling a sidewalk to accompany the curb, gutter, landscape and sidewalk on the southside of Happy Valley.

Exhibit "A" attached provides the necessary legal description and Exhibit "B" provides the accompanying depiction for the requested Vacation of ROW.

The Vacation of the ROW will allow for the sidewalk abutting the detached sidewalk as required by the County to bring the property into full compliance with the statutes, codes and regulations.

Based on the provisions stated above, we request the approval of the vacation and abandonment of the ROW. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

George Garcia,
Founder



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0276-PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:

Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (Proposed guard building)
- Building Height (feet): 8 (Proposed guard building)/8 feet, 4 inches (Proposed carport north of guard building)
- Square Feet: 25 (Proposed guard building)/720 (Proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan

Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels 161-08-810-082 and 161-08-810-083 to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review of a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/as)	CG & RM18	Multi-family residential & a tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review

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

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC

CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON NV 89014



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles *and a vacations of 5' on Happy Valley*

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
 ADDRESS: 6050 S FORT APACHE RD STE 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
 ADDRESS: 850 E Desert Inn #PH3
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
 ADDRESS: 1055 Whitney Ranch Dr, Suite 210
 CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(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)*

RAJWINDER S. DHALIWAL
 Property Owner (Print)

01-16-2024
 Date

DEPARTMENT USE ONLY

- | | | | | | | |
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| <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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0276

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 07/08/24

BCC MEETING DATE 09/04/24

TAB/CAC LOCATION Surprise Manor DATE 08/15/24



June 5, 2024

WS-24-0276

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

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the-road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employs a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9(i)

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

The site as proposed will be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

Building and landscape materials are appropriate for the area and for the County;



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABLY CHECKLIST (see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

- a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.***
- b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.***

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

- B. (i) A Parking Lot is a Permitted Use in CG.***
- (ii) The parking lot design is intended to fully comply with all codes.***
- (iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.***
- (iv) Jason's Law is a federal law to encourage safe parking havens for truckers.***

C. Sunrise Manor Policies:

- c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.***
- d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.***

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

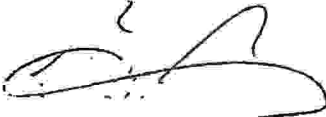
Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



George Garcia
Founder

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0357-MILES AHEAD TRUCKING, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay.

Generally located on the west side of Searchlight Street 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action)

RELATED INFORMATION:

APN:

123-34-310-020

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the land use category for the site is Business Employment (BE) so the requested zone change to Industrial Light (IL) will be conforming. The applicant further states that the request is appropriate because it is anticipated that all the surrounding parcels will be similarly zoned.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Nellis Air Force Base Airport Environs Overlay District	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80 (AE-75)	Undeveloped
South	Business Employment	RS80 & H-2 (AE-75)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	RS80 & H-2 (AE-75 & AE-80)	Undeveloped
West	Business Employment	RS80 (AE-75)	Undeveloped & outside storage

Related Applications

Application Number	Request
WS-24-0358	Waivers of development standards and a design review for a truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The existing land use in the Master Plan for the subject site is Business Employment (BE). This land use category is primarily intended for offices, distribution centers, warehouse/flex space, technology, and light-industry. Supporting uses include small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses. The IL (Industrial Light) Zone is established to accommodate low and moderate intensity industry and manufacturing activities, and indoor/outdoor storage uses with supporting office spaces. The IL Zone is considered a conforming zone within the BE land use designation while the current zone, RS80 is non-conforming. The surrounding areas to the south, west, and east are currently zoned RS80 but are either undeveloped or are developed with outdoor storage areas. The subject site and surrounding properties are also less than the minimum lot area of 80,000 square feet for the RS80 zone. New residential development for the site is prohibited due to its location within Airport Environs (AE-75) Overlay, while most uses allowed in the IL Zone are either permissible or permissible subject to noise attenuated construction. Rezoning the subject property to IL will be consistent with the intent of Master Plan Policy SM-5.2 which encourages development patterns and standards compatible with the continuing operation of Nellis Air Force Based and the AEO District, as well as Policy SM-5.3 which seeks to protect employment areas by adopting development regulations that discourage residential development in light industrial areas of Sunrise Manor. For these reasons, staff finds the request for the IL Zone is appropriate for this location.

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:

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STANLY WILLIAMS

CONTACT: DLC CONSULTING, 2885 E QUAIL AVE, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 123-34-310-020

PROPERTY ADDRESS/ CROSS STREETS: WASHBURN & BEESLEY

DETAILED SUMMARY PROJECT DESCRIPTION

TRUCK PARKING LOT OVER NIGHT

PROPERTY OWNER INFORMATION

NAME: MILES AHEAD TRUCKING L L C

ADDRESS: 4504 SEA DREAM AVE

CITY: NORTH LAS VEGAS

STATE: NV ZIP CODE: 89031

TELEPHONE: _____ CELL 702-587-2235 EMAIL: stanwilli11@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: LANDON CHRISTOPHERSON

ADDRESS: 4436 SUMMER GLEN LN

CITY: NORTH LAS VEGAS

STATE: NV ZIP CODE: 89031 REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-521-7021 EMAIL: LCHRISTOPHERSON@NOVUSVI.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: STANLEY WILLIAMS

ADDRESS: 4504 SEA DREAM AVE

CITY: NORTH LAS VEGAS

STATE: NV ZIP CODE: 89031 REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-587-2235 EMAIL: stanwilli11@yahoo.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.

Stanley Williams
Property Owner (Signature)*

Stanley Williams
Property Owner (Print)

06/24/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <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) 20-24-0357

ACCEPTED BY MND

PC MEETING DATE _____

DATE 7/5/24

BCC MEETING DATE 7/24/24 9/4/24 9:00 AM

FEES \$1,200

TAB/CAC LOCATION SUNRISE MANOR DATE 8/15/24
6:30 PM

* WS-24-0358
IS A COMPANION ITEM

* THIS PROJECT IS
LOCATED WITHIN THE
SUNRISE MANOR PLANNING AREA

June 24, 2024

Clark County
Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Miles Ahead Trucking**
APN 123-34-310-020

We respectfully submit this application for a Zone Change for the above-mentioned project. The site is a 0.25-acre parcel.

The Zone Change is to reclassify the property from RESIDENTIAL SINGLE-FAMILY 80 (RS80) to INDUSTRIAL LIGHT (IL). The Land Use is Business Employment (BE) so the zone change is conforming. The property surrounding the site is currently zoned RESIDENTIAL SINGLE-FAMILY 80 (RS80) and the land use is BE.

The Zone Change is necessary as the area is master planned as Business Employment (BE), of which Industrial Light (IL) is an acceptable zoning and it is anticipated that all surrounding parcels will be zoned as such.

Please feel free to contact me if you have any questions and/or concerns.

Respectfully Submitted,


Landon Christopherson, P.E

PLANNING
COPY

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0358-MILES AHEAD TRUCKING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) fence; 3) off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and 4) detached sidewalks.

DESIGN REVIEW for a parking lot for trucks on 0.25 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay.

Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/rr/syp (For possible action)

RELATED INFORMATION:

APN:

123-34-310-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive street landscaping along Searchlight Street where a 15 foot wide area consisting of two, 5 foot wide landscape strips on each side of a 5 foot wide sidewalk is required per Section 30.04.01D.7.
2.
 - a. Allow a non-decorative fence along a street where a decorative fence is required per Section 30.04.03B.
 - b. Allow an 8 foot tall fence to be located within the front setback where only fences up to 3 feet in height are allowed per Section 30.04.03B (a 166.7% increase).
3. Waive off-site improvements including curb/gutter, sidewalks, streetlights and partial paving per Section 30.04.08C.
4. Waive detached sidewalks where required per Section 30.04.01D.7.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.25
- Project Type: Parking Lot
- Sustainability Required/Provided: 7/0

Site Plan

The plan depicts a paved parking lot for trucks on a 0.25 acre parcel. The perimeter of the site is proposed to be surrounded by a non-decorative 8 foot tall chain-link fence. The fence is proposed to be located within a portion of the front yard setback, 11 feet from the property line along Searchlight Street, except where a driveway is located on the southern edge of the property. The fence height within the front setback and its non-decorative material are the subjects of waiver requests. At the driveway, the fence extends inward to a 32 foot wide access gate which is proposed to be set back 50 feet from the street. The parking spaces are typically 13 feet by 30 feet which are large enough to accommodate trucks. A trash enclosure is depicted at the southwest corner of the property.

Landscaping

Street landscaping is not proposed with this application and is the subject of a waiver request.

Applicant's Justification

The applicant states that the owner is requesting to allow a parking lot for trucks on the subject property. The trucks are proposed to be parked overnight and moved daily. The applicant states that the parking lot will be paved with asphalt as required by the Department of Environment and Sustainability. A waiver for street landscaping is requested by the applicant because there is no water line in the area which would make it difficult to keep plants alive. An 11 foot wide area for future landscaping is available along the street frontage. An 8 foot tall chain-link fence with privacy mesh is proposed around the perimeter of the property which the applicant states is common to the area. Off-site improvements, including detached sidewalks, are requested to be waived by the applicant because there are currently no full off-site improvements in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1814-03	Nellis Air Force Base Airport Environs Overlay District	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80 (AE-75)	Undeveloped
South	Business Employment	RS80 & H-2 (AE-75)	Undeveloped
East	Business Employment	RS80 & H-2 (AE-75 & AE-80)	Undeveloped
West	Business Employment	RS80 (AE-75)	Undeveloped & outside storage

Related Applications

Application Number	Request
ZC-24-0357	A zone change to reclassify the site from an RS80 zone to an IL zone is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof 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

The applicant is seeking a waiver from the street landscaping requirements. The reason provided for the request is that there are no water lines in the area and the lack of a water source would make it difficult to keep plants alive on the site. The site plan also indicates the extent of the site visibility zone which could prevent the planting of trees along portions of the street frontage. However, the site could be designed differently by setting the fence farther back to allow the trees to be located outside the site visibility zone. Staff does not support waiving all required landscaping. Even in cases where a site is outside of the service area of the nearest water provider, Code allows live landscaping to be replaced with permanent xeriscape landscaping. This site is not outside of the service area of the nearest water provider, nor an alternative landscape design has been submitted in lieu of the required landscaping; therefore, staff recommends denial.

Waiver of Development Standards #2a & #2b

The applicant is seeking a waiver to allow a non-decorative chain-link fence to be located along a street where a decorative fence is required. In addition, the subject fence is proposed to be 8 feet in height and placed within a portion of the front yard setback area where the maximum allowable fence height is 3 feet. It appears that the proposed location will not interfere with the sight visibility zone. However, staff does not support allowing the fence to be non-decorative along the street as a decorative fence has a more pleasant appearance when viewed from the street. Also, the applicant has not provided a justification as to why the subject fence must be taller than 3 feet or why it could not be relocated out of the 20 foot front yard setback so that it could be taller. Therefore, staff recommends denial.

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.

The use of the site for a parking lot for trucks would appear to be generally compatible with the surrounding area. Most of the property in the immediate area is currently either undeveloped or has an outdoor storage yard. Properties with large industrial warehouses are also located less than 400 feet to the north and approximately 750 feet to the west. It does not appear that use of the property for a truck parking lot would negatively impact any adjacent roadways or local traffic. However, since staff is not supporting the requested waivers which impact the parking lot layout, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

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:

- 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;
- Provide paved legal access.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STANLY WILLIAMS

CONTACT: DLC CONSULTING, 2885 E. QUAIL AVE, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 123-34-310-020

PROPERTY ADDRESS/ CROSS STREETS: WASHBURN & BEESLEY

DETAILED SUMMARY PROJECT DESCRIPTION

TRUCK PARKING LOT OVER NIGHT

PROPERTY OWNER INFORMATION

NAME: MILES AHEAD TRUCKING L L C

ADDRESS: 4504 SEA DREAM AVE

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89031

TELEPHONE: _____ CELL 702-587-2235 EMAIL: stanwilli11@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: LONDON CHRISTOPHERSON

ADDRESS: 4436 SUMMER GLEN LN

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89031

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-521-7021 EMAIL: LCHRISTOPHERSON@NOVUSVI.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: STANLEY WILLIAMS

ADDRESS: 4504 SEA DREAM AVE

CITY: NORTH LAS VEGAS

STATE: NV

ZIP CODE: 89031

REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-587-2235 EMAIL: stanwilli11@yahoo.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.

Stanley Williams
Property Owner (Signature)*

Stanley Williams
Property Owner (Print)

06/24/24
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 checked="" type="checkbox"/> WS
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<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # (s) WS24-0358

ACCEPTED BY MNO

PC MEETING DATE —

DATE 7/5/24

BLC MEETING DATE 9/4/24 @ 9:00 A.M.

FEES \$1,300

FAIR/CAE LOCATION SUNRISE MANOR

DATE 8/15/24 @ 6:30 PM

* 24-24-0357 IS A COMPANION ITEM

*** THIS PROJECT IS LOCATED WITHIN THE SUNRISE MANOR PLANNING AREA**

June 24, 2024

Clark County
Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, Nevada 89155-1744

**Re: Miles Ahead Trucking
APN 123-34-310-020**

We respectfully submit this application for a Design Review with Waivers of Development Standards for the above-mentioned project. The site is a 0.25 acre parcel.

The owner is requesting a Design Review to allow a parking lot for trucks on the property. The trucks will be parked overnight and moved daily. The parking lot will be asphalt paved as required by Air Quality. There are four wavier being requested:

The first waiver being requested is full off sites to include curb/gutter, sidewalk, streetlights and partial paving per 30.04.08C. This request is being made as there are currently no full off-site improvements in the area. The right-of-way in the area is dedicated but again no full improvements are constructed.

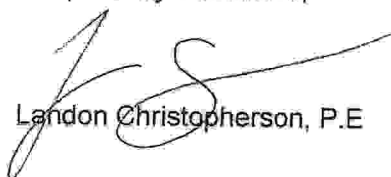
The second wavier is for the street landscaping per section 30.04.01D.8. There is no water line in the area which would make it difficult to keep plants alive. The site does have 11 feet along the right-of-way for future landscaping. Parking lot landscaping is not required for truck parking use under the same section.

The third waiver being requested is the 8' decorative screen wall per 30.04.02C. We respectfully request the use of a chain link fence as it is currently common to the area. The chain link fence will measure up to 8 feet in height on the perimeter of the property and will have privacy mesh to screen the site.

The fourth waiver is detached sidewalk per 30.04.01D.7 as again there is currently no sidewalk in the area.

Please feel free to contact me if you have any questions and/or concerns.

Respectfully Submitted,



Landon Christopherson, P.E

PLANNER
COPY

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:

ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development.

Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action)

RELATED INFORMATION:

APN:

140-07-403-003 ptn; 140-07-403-004 ptn

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3287 & 3305 N. Las Vegas Boulevard
- Site Acreage: A portion of a 3.91 acre site
- Existing Land Use: Commercial/industrial development

Request

This is a zone change request of the H-2 zoned portion of the site to IL zoning with no plans submitted. The H-2 zoned portion of the site is located on the front half of the 2 subject parcels that front along Las Vegas Boulevard North. The remaining rear portion of the site is currently zoned IL and will remain zoned IL. The site is currently developed primarily with automotive and industrial uses on the rear of the site, while the front of the site is developed with retail, office, restaurant, commercial, and some automotive uses. No changes are proposed to the site.

Applicant's Justification

The applicant states that the H-2 zoning district was recently eliminated with the new development code that went into effect on January 1, 2024. A zone change to IL is being requested to prevent future business license issues on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1478-06 (ET-0388-07)	First extension of time for indoor live entertainment in conjunction with a restaurant subject until December 7, 2012 to review - expired	Approved by PC	January 2008
UC-107-87 (ET-0213-07)	Fourth extension of time for an auto sales facility subject to removing the time limit	Approved by BCC	August 2007
UC-1478-06	Use permit for indoor live entertainment in conjunction with a restaurant subject to 1 year for review - expired	Approved by PC	December 2006
UC-1393-04	Use permit for indoor live entertainment in conjunction with a restaurant subject to 1 year for review - expired	Approved by PC	September 2004
UC-107-87 (ET-0181-02)	Third extension of time for an auto sales facility subject to an additional 5 years for review	Approved by BCC	August 2002
UC-107-87 (ET-0054-97)	Second extension of time for an auto sales facility subject to an additional 5 years for review	Approved by BCC	August 1997
UC-107-87 (ET-221-92)	First extension of time for an auto sales facility subject to an additional 5 years for review	Approved by BCC	September 1992
UC-107-87	Use permit for an auto sales facility subject to 5 years for review	Approved by BCC	July 1987
UC-61-79	Use permit for restaurants, bars, taverns, and upholstery shops	Approved by BCC	June 1979
UC-10-78	Use permit for a shopping center containing retail shops, offices, and automotive repair	Approved by BCC	March 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75)	Manufactured home park
South	Business Employment	CG (AE-75) & RM18 (AE-75 & APZ-2)	Shopping center, convenience store with gas pumps & multi-family residential development
East	Business Employment	H-2 (AE-75)	Retail building
West	Business Employment	H-2 (AE-75)	Convenience store with gas pumps & retail building

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. As of January 1, 2024, H-2 zoning is no longer a listed

zoning category in the Clark County Development Code (Title 30) and the conversion to an appropriate zoning district is encouraged by the County. The request for Industrial Light (IL) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. Other properties also have a land use category of BE to the north, south, east, and west. Furthermore, the rear portion of the subject site is already zoned IL, and by reclassifying the H-2 zoned portion of the site to IL, will allow for a single uniform zoning across the entire property. The request complies with Policy 5.5.3 which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for IL zoning is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: K. RICHARD JAMESON FAMILY TRUST

CONTACT: DENNIS E. RUSK, 616 SOUTH EIGHT STREET, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-07-403-003 & 140-07-403-004

PROPERTY ADDRESS/ CROSS STREETS: 3287 & 3305 Las Vegas Blvd N, Las Vegas, NV 89115

Re-zone the H-2 portions of the property to IL

PROPERTY OWNER INFORMATION

NAME: Kimberlee Vargas, Trustee of the K. Richard Jameson Family Trust
 ADDRESS: 3346 Turtle Vista Cir.
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL (702) 334-8574 EMAIL: Kimberleevargas25@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Kimberlee Vargas, Trustee of the K. Richard Jameson Family Trust
 ADDRESS: 3346 Turtle Vista Cir.
 CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Dennis E Rusk
 ADDRESS: 616 Soth Eight St
 CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: (702) 373-7983 CELL (702) 373-7983 EMAIL: dennisrusk@gmail.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.

Kimberlee Vargas, Trustee
 Property Owner (Signature)*

Kimberlee Vargas, Trustee
 Property Owner (Print)

07/03/2024
 Date

DEPARTMENT USE ONLY

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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WL	OTHER _____

APPLICATION # ZC-24-0365

ACCEPTED BY GRC
 DATE 7-10-24
 FEE Waived - H-2

PC MEETING DATE _____
 PUBLIC HEARING DATE 9-4-24
 APPLICANT NAME Sunrise Manor

LOT # 875-24

DENNIS E RUSK ARCHITECT
616 SOUTH EIGHT STREET
LAS VEGAS, NV 89101
denniserusk@gmail.com

DATE: June 16, 2024
TO WHOM: Clark County Planning and Zoning
PROJECT: 3285 & 3305 N Las Vegas Blvd. Las Vegas, NV 89115 (the "Vargas Retail and Automotive Center")
Multiple addresses on Las Vegas Blvd
71 units and/or tenants
APN 140-07-403-003 and 004
ITEM: Rezone or new Zone District to Replace Eliminated H-2 Zone
Justification Letter

The Clark County Zoning Ordinance Title 30 was completely rewritten and approved by the Clark County Commission on August 2, 2023, with an effective date of January 1, 2024. As with any major overhaul of a Planning and Zoning Ordinance, omissions, conflicts, and glitches have emerged.

County Staff is currently re-evaluating some of these omissions and conflicts in the January 1, 2024, Title 30. The rewrite of Title 30 was not intended to harm any property owners in Clark County. This request seeks to address the negative impacts on the Vargas Retail and Automotive Center, its tenants, and owners.

Since 1978 the Las Vegas Blvd-fronting portion of APN 140-07-403-003 and 004 was in Zone District H-2, which no longer exists, while the rear portion was zoned M-1. Over the past four decades, Conditional and Special Used Permits have evolved, and a large residential development has been built adjacent to the northwest property line. Complications arise when aligning current uses previously approved under the old zoning code with the new regulations. Resolving these issues is as challenging as solving a Rubik's cube.

Below is a general matrix of the current uses for the 71 subdivided units on these two parcels:

- Two (2) restaurants,
- Two (2) car dealerships,
- Two (2) auto body shops with paint booths,
- One (1) smog shop (with a future tenant for an addition smog shop),
- Retail shops including TV repair, furniture store, dollar retail store, auto battery and accessories sales, and a future window tinting business in an existing auto repair and maintenance shop,
- General and professional offices, and
- General auto repair and maintenance shops.

The Clark County Business License Division is refusing to process requests for two future tenants: a smog shop and a window tinting business, both of which would be located in units that were previously used for automotive repair and maintenance. Additionally, a tenant wishing to change his business from a sole proprietorship to a limited liability company was refused because his unit is in a non-existent zoning district. These delays in compliance cause financial harm and loss of income to the tenants and property owners.

Therefore, we request immediate temporary business licenses for the new prospective tenants and existing tenant with similar uses while the owners go through the process of complying with the new code for the best rezoning of the non-existent portion of these parcels. We also request that all requirements of Conditional Use, Special Use Approvals, and any and all existing requirements be waived in perpetuity. If a tenant moves out, a new tenant should be allowed in that unit, and a business license should be granted without additional action or fees.

This request is for a zoning reclassification of the H-2 and IL portions of 140-07-403-003 and 140-07-403-004 to IL zoning with current uses in perpetuity and waiver of all fees.

Thank you,

Dennis E Rusk Architect