



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 2, 2021

6:30pm

### AGENDA

**Note:**

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

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

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

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

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

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

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

- III. Approval of Minutes for August 12, 2021. (For possible action)
- IV. Approval of the Agenda for September 2, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

09/07/21 PC

- 1. **TM-21-500081-WARDLEY PROPERTIES LLC:**  
**HOLDOVER TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action)09/07/21 PC

09/21/21 PC

- 2. **NZC-21-0383-AGCOM I, LLC:**  
**ZONE CHANGE** to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** reduced landscaping; **3)** setbacks; **4)** reduced departure distance; **5)** alternative driveway geometrics; and **6)** driveway standards.  
**DESIGN REVIEW** for a restaurant. Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action)09/21/21PC

- 3. **UC-21-0345-TONG, YUEH L. & CHANG, HSIN LIANG:**  
**USE PERMIT** to allow an accessory structure (carport) to not be architecturally compatible with the principal residence.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased height; and **2)** reduced setback of an existing accessory structure in conjunction with an existing residence on 0.1 acres in an R-T (Manufactured Home Residential) zone. Generally located on the south side of Bryce Canyon Avenue, 470 feet west of Mt. Hood Street within Sunrise Manor. MK/jor/jo (For possible action)09/21/21PC

09/22/21 BCC

- 4. **DR-21-0400-LOPEZ-GAMBOA, MIGUEL A. & JUAN J.:**  
**DESIGN REVIEWS** for the following: **1)** retail/office and industrial buildings; **2)** finished grade; and **3)** lighting plan on 0.9 acres in an M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jo (For possible action)ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA ESMERALDA:  
**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** allow non-architectural compatibility for all existing accessory structures; and **2)** allow front access of a casita to face the street.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation between existing structures; **2)** reduce setbacks; and **3)** reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo (For possible action) 09/22/21BCC

5. **ET-21-400128 (NZC-0097-17)-GREYSTONE NEVADA, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.  
**DESIGN REVIEW** for a proposed single family residential development. Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor (description on file).  
 MK/jgh/jo (For possible action) **09/22/21BCC**
  
6. **WC-21-400126 (ZC-0251-08)-PJA, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** construct full off-sites; and **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor.  
 MK/jor/jo (For possible action) **09/22/21BCC**
  
7. **WC-21-400130 (WS-19-0825)-PJA, LLC:**  
**WAIVERS OF CONDITIONS** of waivers of development standards requiring the following: **1)** off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor.  
 MK/jor/jo (For possible action) **09/22/21BCC**

VII. General Business

Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2021/2022 (for possible action)

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

IX. Next Meeting Date: September 16, 2021.

X. Adjournment.

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



## Sunrise Manor Town Advisory Board

August 12, 2021

### MINUTES

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Board Members:	Alexandria Malone – Chair – PRESENT Briceida Castro– Vice Chair –PRESENT Earl Barbeau – EXCUSED	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Greg Cervan Planning Commissioner: Vivian Kalarski
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillnako@hotmail.com">jillnako@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

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

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

II. Public Comment: None

III. Approval of July 29, 2021 Minutes

Moved by: Mr. Thomas

Action: Approved

Vote: 3-0

IV. Approval of Agenda for August 12, 2021

Moved by: Ms. Castro

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items: None

## VI. Planning & Zoning

08/18/21 BCC

1. **DR-21-0349-KATSAM, LLC:**  
**DESIGN REVIEWS** for the following: 1) vehicle wash; and 2) finished grade on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action) 08/18/21 BCC  
Moved by: Mr. Carter  
Action: Approved per staff recommendations  
Vote: 4-0/Unanimous
2. **WC-21-400111 (ZC-19-0987)-PLATINUM MOTOR CARS, LLC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) install landscaping per plan by June 1, 2020; 2) reconstruct driveways as commercial pan driveways per Uniform Standard Drawing 224; and 3) Nevada Department of Transportation approval in conjunction with a previously approved zone change to reclassify 0.9 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone for a vehicle sales and repair facility. Generally located on the northeast side of Boulder Highway, 225 feet southeast of Glen Avenue within Sunrise Manor. TS/ja/jo (For possible action) 08/18/21 BCC  
Moved by: Ms. Castro  
Action: Approved per staff recommendations  
Vote: 4-0/Unanimous
3. **WS-21-0380-LNY INVESTMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate the required loading space. **DESIGN REVIEWS** for the following: 1) convenience store; 2) gasoline station; and 3) finished grade on a portion of 3.9 acres in an M-D (Designed Manufacturing) (APZ-2) Zone. Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. MK/md/jo (For possible action) 08/18/21 BCC  
Moved by: Mr. Thomas  
Action: Approved per staff recommendations & condition: No deliveries on east side of bldg. facing Mobile Home Park  
Vote: 4-0/Unanimous

09/07/21 PC

4. **TM-21-500081-WARDLEY PROPERTIES LLC:**  
**HOLDOVER TENTATIVE MAP** for a commercial subdivision on a 5.3 acre parcel in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone. Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/rk/jd (For possible action) 09/07/21 PC  
Moved by: Mr. Thomas  
Action: Held No applicant present  
Vote: 4-0/Unanimous
5. **UC-21-0339-AMIGO REALTY CORP:**  
**USE PERMITS** for the following: 1) a tire sales and installation facility; 2) reduce the setback to a residential use; and 3) allow overhead doors to be directed towards a residential use and a public right-of-way.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the setbacks for a trash enclosure; 2) increased wall height; and 3) landscaping to a less intense use.  
**DESIGN REVIEWS** for the following: 1) remodel an existing self-service vehicle wash facility into a tire sales and installation facility; and 2) alternative parking lot landscaping on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Nellis Boulevard, 140 feet south of Vegas Valley Drive within Sunrise Manor. TS/al/jo (For possible action) 09/07/21 PC  
Moved by: Ms. Malone  
Action: Approved per revised plan & the removal of Waiver #1  
Vote: 4-0/Unanimous
6. **WS-21-0331-MEDINA, SARA E.**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for a room addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sirmoble Street, 90 feet north Requa Avenue within Sunrise Manor. WM/sd/jo (For possible action) 09/07/21 PC  
Moved by: Mr. Carter  
Action: Denied  
Vote: 4-0/Unanimous

**VII. General Business:**

1. Mr. Cervan briefly discussed the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For Discussion only)

**VIII. Public Comment: None**

**IX. Next Meeting Date:** The next regular meeting will be September 2, 2021

**X. Adjournment**

The meeting was adjourned at 7:47pm

DRAFT

09/07/21 PC AGENDA SHEET

ALTO & LAMB INDUSTRIAL PARK  
(TITLE 30)

LAMB BLVD/ALTO AVE

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

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

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

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RELATED INFORMATION:

**APN:**  
140-17-301-001

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

**BACKGROUND:**

**Project Description**

General Summary

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

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

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

**Current Planning Division - Addressing**

- No comment.



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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

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

**APPLICANT:** ODYSSEY

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

**DRAFT**

09/21/21 PC AGENDA SHEET

RESTAURANT  
(TITLE 30)

CHARLESTON BLVD/MOJAVE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
NZC-21-0383-AGCOM I, LLC:

ZONE CHANGE to reclassify 0.5 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced landscaping; 3) setbacks; 4) reduced departure distance; 5) alternative driveway geometrics; and 6) driveway standards.

DESIGN REVIEW for a restaurant.

Generally located on the south side of Charleston Boulevard and the west side of Mojave Road within Sunrise Manor (description on file). TS/jvm/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
162-01-501-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 27 spaces where 50 spaces are required per Table 30.60-1 (a 46 % reduction).
2. Reduce landscaping behind an attached sidewalk on an arterial street to 5 feet where 15 feet is required per Section 30.64.030 (a 67 % reduction).
3.
  - a. Reduce the setback to a street to 5 feet where the minimum allowed is 10 feet per Table 30.40-4 (a 50 % reduction).
  - b. Reduce the rear setback to 5 feet where 10 feet is the minimum per Table 30.40-4 (a 50 % reduction).
4. Reduce the departure distance to 89 feet where 190 feet is required per Standard Drawing 222.1 (a 53% reduction).
5. Reduce the throat depth to zero feet where 25 feet is required per Standard Drawing 222.1 (a 100 % reduction).
6. Allow a commercial pan driveway where a commercial curb return driveway is required per Standard Drawing 225.

**LAND USE PLAN:**  
SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 2950 Charleston Boulevard
- Site Acreage: 0.5
- Project Type: Restaurant (ice cream)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 4,964
- Parking Required/Provided: 50/27

#### **Neighborhood Meeting Summary**

The applicant conducted a virtual neighborhood meeting on December 9, 2020 as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project were notified about the meeting. No neighbors were in attendance.

#### Site Plan

The submitted plan depicts a square 0.5 acre site located at the southwest corner of Charleston Boulevard and Mojave Road. Ingress/egress is proposed by 1 driveway from Mojave Road. The proposed restaurant is located in the northeast corner of the parcel with 27 parking spaces located to the west and south of the building. The trash enclosure is located at the southwest corner of the structure and located 50 feet from the residential property to the south. The proposed setbacks are as follows: 5 feet from the north property line; 10 feet from the east property line; 66 feet from the west property line; and 66 feet from the south property line.

#### Landscaping

Landscaping is provided in a 5 foot wide planter behind an attached sidewalk on Charleston Boulevard and a 10 foot wide planter along Mojave Road. In addition, 6 foot wide planters with trees 20 feet on center are provided on the west and south property lines. Landscaping is also provided in the parking areas.

#### Elevations

The submitted plans depict a 20 foot tall building with a flat roof behind parapet walls. The materials used include stucco walls with store front doors and windows.

#### Floor Plans

The plans depict restrooms, seating area, kitchen area, walk-in coolers and freezers, and an office.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the proposed project will improve an economically depressed property, in addition, during the last 15 years the trend along Mojave Road has been from

residential to commercial. Also, approval should not negatively impact the surrounding area or subject property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400184 (NZA-0269-13)	Second extension of time to reclassify 0.5 acres from R-2 to C-1 zoning, with waivers for setbacks and landscape screening, and a design review for a commercial and retail development	Denied by BCC	October 2018
NZA-0269-13 (ET-0132-16)	First extension of time to reclassify 0.5 acres from R-2 to C-1 zoning, with waivers for setbacks and landscape screening, and a design review for a commercial and retail development	Approved by BCC	November 2016
WS-0972-14	Reduced landscaping, loading zone and reduced parking, with a waiver of conditions of a zone change and a design review for a restaurant	Approved by BCC	April 2015
NZA-0269-13	Reclassified 0.5 acres from R-2 to C-1 zoning with waivers for setbacks and landscaping screening with a design review for a commercial and retail development	Approved by BCC	September 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	M	Convenience store, retail building, & office park
South	Residential High (8 to 18 du/ac)	R-2	Single family residential
East	Residential High (8 to 18 du/ac) & Commercial Neighborhood	R-2 & C-1	Manufactured home park & undeveloped
West	City of Las Vegas	R-4	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that during the last 15 years the trend along Mojave Road has been from residential to commercial.

The existing zoning of the site is R-2 which would allow the property to be redeveloped with single family residences up to 8 du/ac (4 lots). Charleston Boulevard is a major roadway and traffic from this street impacts residential development and the existing trend in the area is a transition from residential use to commercial uses. The land use plan designates this site for Residential High up to 18 du/ac (9 dwelling units). The lot has an area of 0.5 acres which is not large enough to effectively redevelop as a multiple family project. The developments to the north are in the City of Las Vegas, in industrial zoned districts, and developed as commercial uses and a large office/industrial park. The properties to the east are in the County and zoned C-1 and C-2. The size of the parcel is not suitable for residential development but is suitable for neighborhood commercial development.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates that the proposed project will provide a buffer between the properties to the south and west.

The properties to the north are in an industrial zone and developed as such in the City of Las Vegas and the parcels to the east are zoned C-1 and C-2 in the County. There are other commercial and retail uses along this portion of Charleston Boulevard. Commercial and retail uses on this site are more compatible with the existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant indicates that they believe that the proposed project will have no impact on surrounding schools, roads, or businesses.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Approval of the proposed project will not set an undesirable precedent in the area.

#### **Summary** **Zone Change**

Based on the criteria listed above, staff finds the applicant has satisfied the requirements for a Compelling Justification to warrant approval of the zone change application. However, since staff is not supporting the requested waivers or design review staff cannot support the zone change. A nonconforming zone change when approved is typically under a Resolution of Intent, which is a contract between the developer and the County that what is approved will be built. In

this case staff is not supporting the design of the project; therefore, there is no approved project that would be the subject of the Resolution of Intent.

#### Waivers of Development Standards

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

#### Waivers of Development Standards #1 through #3

The numerous waivers of development standards requested are only necessary due to the design of the project which is a self-imposed hardship. Staff finds that this project can be designed for this site which will not require all of the waivers being requested. The waivers to reduce landscaping requirements do not comply with the land use plan which encourages that all nonconforming zoning requests be conditioned to provide any required or desired buffering from adjacent conforming properties. The reductions in setbacks and elimination of landscape areas along the streets and adjacent to the residential developments does not meet the requirement of commercial development being compatible with adjoining uses with consideration for buffers and setbacks. Staff finds that the number and types of waivers of development standards requested are excessive. The applicant has not provided sufficient justification for these waivers of development standards; therefore, staff does not support the request for the waivers of development standards.

#### Design Review

Staff finds that the applicant is attempting to over build this site as evidenced by the amount of waivers that have been requested. A smaller building located elsewhere on the parcel would allow the majority of the waivers to be removed. In addition, it appears as though the proposed location of the restaurant could create sight visibility concerns at the intersection of Charleston Boulevard and Mojave Road, as well as, at the proposed entrance to the property on Mojave Road. Therefore, staff cannot support the design review.

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

##### Waiver of Development Standards #4

Staff has no objection to the reduction in the departure distance for the Mojave Road commercial driveway. The applicant placed the driveway as far south as the site will allow. However, since staff cannot support the other waivers related to the driveway, staff recommends denial of this waiver.

##### Waiver of Development Standards #5

Staff finds that providing no throat depth for the driveway on Mojave Road will result in on-street stacking of vehicles, causing potential collisions. It is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Staff cannot support this request due to the safety concerns with no throat depth.

### Waiver of Development Standards #6

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, reducing the potential for collisions. Pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways. Staff cannot support this request due to the safety concerns with pan driveways.

Recommendation:

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 22, 2021 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval;
- Right-of-way dedication to include a 40 foot property line radius, if required but Public Works;
- Coordinate with Public Works - Design Division for the Mojave Road improvement project;
- Dedicate any right-of-way and easements necessary for the Mojave Road improvement project.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones;

- 30 days to submit a Separate Document to the Map Team for any required right-of-way and easement dedications;
- 90 days to record required right-of-way and easement dedications.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0169-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** GUILLERMO SATARAY PARRA  
**CONTACT:** GUILLERMO SATARAY PARRA, FRESH GENERAL SERVICES LLC.,  
10041 W. DIABLO DR., LAS VEGAS, NV 89148

DRAFT





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>7/15/21</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: _____ FEE: <u>\$2,900.00</u> CHECK #: <u>02-1-22</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-21-0383</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>9/2/21</u> TIME: <u>6:30</u> PC MEETING DATE: <u>9/21/21</u> BCC MEETING DATE: <u>10/20/21</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>SMRH</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>NZC 0269-13</u> COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>AGCOM III LLC</u> ADDRESS: <u>4832 SANTA BARBARA ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>(702) 682-9388</u> FAX: <u>702-898-8530</u> CELL: <u>(702) 682-9388</u> E-MAIL: <u>Lunaproperties7@gmail.com</u>	
	<b>APPLICANT</b>	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____	
	<b>CORRESPONDENT</b>	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: <u>(702) 898-8530</u> CELL: _____ E-MAIL: _____	

ASSESSOR'S PARCEL NUMBER(S): 162 - 01- 501- 003

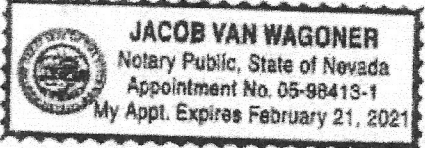
PROPERTY ADDRESS and/or CROSS STREETS: 2950 E CHARLESTON BLVD LAS VEGAS NV, 89104

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

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

Property Owner (Signature) [Signature] Jacob M. Gansie OPERATING MANAGER  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON August 8 2019 (DATE)  
 By Jacob M. Gansie  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



FRESH GENERAL SERVICES LLC.

Fresh General Services LLC.  
General Contractor

January 24, 2021

N2C-21-0383

Clark County Current Planning  
County of Clark  
500 S Grand Central Pkwy  
Las Vegas, NV 89155-1841

SUBJECT: Compelling Justification Letter  
Proposed Commercial Retail Center/Restaurant  
Southwest Corner Charleston Blvd & Mojave Rd  
Clark County, Nevada

Project Description:

Hours of Operation: 9:00 a.m. – 7:00 p.m.

The proposed scope of work for the new project will include land clearing, on-site land improvements and construction of approximately 4,964 sq. ft. of single story restaurant building. The dining area will be a total of 867 sq. ft. which equals to 54 sq. ft. per person with a maximum seating capacity of sixteen.

This new proposed commercial restaurant will bring a family friendly environment to the area, also creating jobs along the way. We believe this will generate revenue for the maintenance and improvements of the county.

Outlined below are responses to the Clark County Compelling Justification Requirements, which address several issues pertaining to Non-Conforming Zone Change applications.

- 1) A change in law, policies, trends or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate; The proposed project is intended to improve an existing economically depressed and deteriorate property. The Owner/Developer proposes to invest a significant effort and financial commitment to redevelop the property into an income producing and employment generating project. Over the last 15 years properties east of Mojave Ave. have been trending to commercial from residential.
- 2) The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area; Further, the site of the proposed development has been designed to buffer from the existing development to the west and south.
- 3) There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning; We believe that this proposed development will have no impact on surrounding schools, roads or existing businesses.
- 4) The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies; This proposed non-conforming zone change request will not establish and undesirable precedent in that other

surrounding, successful projects are developed in similar fashion. In summary, we strongly believe that our application merits favorable consideration for approval.

Very truly yours,

Guillermo Sataray, General Contractor  
Authorized Agent for the Property Owner/Applicant

---

10041 W Diablo Dr • Las Vegas, NMV 89148  
Phone: (702)826-2807 • Fax: (702)597-0876 • [Guillermo.sm@freshgeneralservices.com](mailto:Guillermo.sm@freshgeneralservices.com)



## Fresh General Services LLC.

General Contractor

---

August 10, 2020

Clark County Current Planning  
County of Clark  
500 S Grand Central Pkwy  
Las Vegas, NV 89155-1841

SUBJECT: Project Description  
Proposed Commercial/Retail Center  
Southwest Corner Charleston Blvd & Mojave Rd  
Clark County, Nevada

The proposed project scope and description consists of the following:

The proposed scope of work for the new project will include land clearing, on-site land improvements and construction of approximately 4,964 square feet of single story commercial retail/ restaurant building. Related site improvements will further include service utilities, parking, landscaping and other improvements consistent with the current applicable codes of Clark County Title 30 Development Standards. Hours of operation will range from 8am to 10pm.

The owner/Developer will coordinate with all Clark County Development Divisions to achieve a successful development for the specific project site.

Separately, we have included all required application forms, related documentation designs and application fees consistent with the Clark County Non-Conforming Zone Change Requirements. Please refer to landscape and parking lot waiver that are provided. Trash enclosure will be surrounded by CMU wall.

Very truly yours,

Guillermo Sataray, General Contractor  
Authorized Agent for the Property Owner/Applicant

09/21/21 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

BRYCE CANYON AVE/MT HOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0345-TONG, YUEH L. & CHANG, HSIN LIANG:

**USE PERMIT** to allow an accessory structure (carport) to not be architecturally compatible with the principal residence.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased height; and 2) reduced setback of an existing accessory structure in conjunction with an existing residence on 0.1 acres in an R-T (Manufactured Home Residential) zone.

Generally located on the south side of Bryce Canyon Avenue, 470 feet west of Mt. Hood Street within Sunrise Manor. MK/jor/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

140-22-114-074

**USE PERMIT:**

Allow an existing accessory structure (carport) to not be architecturally compatible with the principal residence where required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of an accessory structure (carport) to 14 feet, 5 inches where 14 feet is the maximum allowed per Table 30.40-2 (a 4% increase).
2. Reduce the interior side setback of an accessory structure (carport) to 2 feet where 5 feet is required per Table 30.40-2 (a 60% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6205 Bryce Canyon Avenue
- Site Acreage: 0.1
- Project Type: Carport
- Number of Stories: 1
- Building Height (feet): 14 feet, 5 inches (carport)/16 (existing residence)
- Square Feet: 576 (carport)/1,500 (existing residence)

Site Plan

The site plan depicts an existing manufactured home located on the southwestern portion of the parcel. Access to the site is located via 1 driveway on the northwest corner of the parcel adjacent to the north property line (Bryce Canyon Avenue). The site plan shows that there is an existing carport on the east facing elevation of the manufactured home. The carport is set back 6 feet from the residence to the west, 2 feet from the screen wall to the east, 33 feet from the north property line, and 31 feet from the south property line. The carport has an overall area of 576 square feet. The applicant is requesting to increase the overall height of the structure to 14 feet, 5 inches where 14 feet is the maximum allowed per Title 30, and reduce the interior side setback to 2 feet where 5 feet is required.

Landscaping

There is an existing landscape strip adjacent to the north property line. The applicant is not proposing any additional landscaping to the site.

Elevations

The submitted elevation plans depict a metal carport with an overall height of 14 feet, 5 inches.

Applicant's Justification

Per the submitted justification letter, the applicant states that the carport is appropriate for the neighborhood and has been on-site for many years. The carport design is much lower risk in terms of safety compared to the existing carports within the neighborhood.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, West, South, & East	Residential Suburban	R-T	Manufactured homes

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

CE20-16395 is an active zoning violation for building a carport without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Photos show that the carport is constructed of metal, and the existing residence's exterior materials are comprised of engineered siding. Staff finds that architectural incompatibility does not negatively impact the surrounding residences or the applicant's residence. The carport is constructed of a

metal roof, and with metal support beams and poles, no walls are a part of the carport design. Any contrast in materials is visually minimal; therefore, staff supports this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff does not typically support requests to increase the height of an accessory structure; however, since the request is minimal being only 5 inches, staff finds that the request does not significantly impact the surrounding area and is not visually obtrusive to the site. Staff supports this request.

#### Waiver of Development Standards #2

Staff does not typically support setback reductions. The site plan on file is related to an active Building Permit (BD20-54397). Staff does not object to the applicant's request to reduce the interior side setback to 2 feet, where 5 feet is required per code. Current photos show that the carport is installed on the existing block wall to the east (with a zero foot setback), but current plans linked to the BD20-54397 show that the carport will be set back 2 feet. Reducing the setback will not impose a negative impact to the site as long as proper permits are approved. Furthermore, since staff supports the use permit and waiver of development standards #1, staff can also 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

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

##### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HSIN CHANG

**CONTACT:** HSIN CHANG, 6205 BRYCE CANYON AVE, LAS VEGAS, NV 89156

**DRAFT**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) BD20-54397 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC/WS-21-0345</u> DATE FILED: <u>6-29-2021</u> PLANNER ASSIGNED: <u>HRB</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9-2-21</u> PC MEETING DATE: <u>9-21-21</u> BCC MEETING DATE: _____ FEE: <u>1,775</u>
	<b>PROPERTY OWNER</b> NAME: <u>YUEL L TONG/HSIN L CHANG</u> ADDRESS: <u>6205 BRYCE CANYON AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>310-265-3995</u> CELL: <u>310-265-3995</u> E-MAIL: <u>BOBY4812@YAHOO.COM</u>
	<b>APPLICANT</b> NAME: <u>YUEH L TONG/HSIN L CHANG</u> ADDRESS: <u>6205 BRYCE CANYON AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>310-265-3995</u> CELL: <u>310-265-3995</u> E-MAIL: <u>BOBY4812@YAHOO.COM</u> REF CONTACT ID #: <u>2106626864</u>
	<b>CORRESPONDENT</b> NAME: <u>YUEH L TONG/HSIN L CHANG</u> ADDRESS: <u>6205 BRYCE CANYON AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>310-265-3995</u> CELL: <u>310-265-3995</u> E-MAIL: <u>BOBY4812@YAHOO.COM</u> REF CONTACT ID #: <u>2106626864</u>

ASSESSOR'S PARCEL NUMBER(S): 140-22-114-074  
 PROPERTY ADDRESS and/or CROSS STREETS: 6205 BRYCE ACNYON AVE, LAS VEGAS, NV 89156  
 PROJECT DESCRIPTION: CARPORT INSTALL

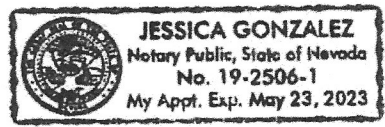
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

[Signature]      HSIN L CHANG/YUEH LAN TONG  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 8, 2021 (DATE)

By Hsin Chang  
 NOTARY PUBLIC: Jessie Doyle



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

UC-21-0345

PLANNER  
COPY

**JUSTIFICATION LETTER**

**Date: April 15, 2021**

**Permit Application:BD20-54397**

**Waiver Application #APR-21-100642**

**To whom It May Concerns;**

1. We requested the maximum height of our accessory structure from 14 feet to a waiver of 14.5"
2. A waiver for the 2 feet side setback where 5 feet is required.

We understand the accessory buildings, casitas, carports, shade structures, covered patios, and room additions constructed structures require proper setbacks from the property lines and other structures. But we feel that our property and neighborhood's are appropriate for a particular land use or activity prohibited by the code. My carport has been installed for more than years, just like my neighborhood's and they are not required for permit.

Meantime, my carport installation as attached photos as compared to my neighborhood's (attached) is assumed much low-risk safety concerns.

On the other hand, if county official think the setback requirement in our manufacture home neighborhood is appropriate, they should enforce the requirement even-handily. Only enforcing the regulation on me (only single Asian resident) in a selective way is not fair.

Sincerely Yours

OWNER: Hsin Chang/Yueh L Tong

6205 Bryce Canyon Ave( Sunrise Manor)

Las Vegas , NV 89156

Tel:310-265-3995

Boby4812@yahoo.com

09/22/21 BCC AGENDA SHEET

RETAIL SALES  
(TITLE 30)

NELLIS BLVD/HOLT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0400-LOPEZ-GAMBOA, MIGUEL A. & JUAN J.:**

**DESIGN REVIEWS** for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.9 acres in an M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jo (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 AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5039 Holt Avenue
- Site Acreage: 0.9
- 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 site plan depicts a 0.9 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 previous site plan showed a 400 square foot retail 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 site 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 proposed lighting will illuminate the parking area and interior of the lot without exposing adjacent property or the streets to spill over light.

Landscaping

The applicant now shows 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 are proposed to the building elevations and materials. The previous approval included a waiver for vertical siding.

Floor Plans

The 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 is not a part of this request.

Applicant's Justification

The applicant is requesting increased finished grades to construct a warehouse and accessory retail building on 0.9 acres in the M-D zoning district. The buildings will be expanded to allow for additional indoor storage and to allow administrative uses to be done in the retail/office space.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-20-0440	Reclassified from R-E zoning 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 zoning 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	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-3	Single family residential

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	R-E	Single family residential

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Design Reviews #1 & #3

The proposed lighting will illuminate the parking area and interior of the lot without exposing adjacent property or the streets to spill over light and will not create a hazardous condition or be detrimental to the surrounding properties. The minor expansion of the building area is compatible and appropriate for the surrounding area. Staff recommends approval of design reviews #1 and #3.

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

##### Design Review #2

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

#### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PHILLIP REGESKI

**CONTACT:** PHILLIP REGESKI, CHEYENNE, WY 1740 DELL RANGE BLVD., SUITE 454-H,  
CHEYENNE, WY 82009

09/22/21 BCC AGENDA SHEET

SETBACKS & ACCESSORY STRUCTURES  
(TITLE 30)

SHERWIN LN/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400116 (UC-20-0164)-RODRIGUEZ, MARIA & CISNEROS, ALONDRA  
ESMERALDA:**

**USE PERMITS FIRST EXTENSION OF TIME** to commence the following: **1)** allow non-architectural compatibility for all existing accessory structures; and **2)** allow front access of a casita to face the street.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation between existing structures; **2)** reduce setbacks; and **3)** reduce the driveway separation in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Sherwin Lane, 193 feet north of Owens Avenue within Sunrise Manor. WM/jgh/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

140-21-403-016

**USE PERMITS:**

1. Allow existing accessory buildings to not be architecturally compatible with the principal structure (residence) per Table 30.44-1.
2. Allow the front access of an existing casita to face the street per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation between existing accessory buildings to 3 feet where 6 feet is required per Table 30.40-1 (a 50% decrease).
2. Reduce the interior side setback to 4 feet where 5 feet is required per Table 30.40-1 (a 20% decrease).
3. Reduce the driveway separation to 4 feet where 6 feet is required per Clark County Uniform Standard Drawing 222 (a 33% decrease).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 1649 Sherwin Lane
- Site Acreage: 0.8
- Project Type: Setbacks and accessory structures
- Number of Stories: 1
- Building Height (feet): 14 (principal structure)/14 (casita)/8 (shed #1)/8 (shed #2)/7 (laundry patio cover)/8 (well shed)
- Square Feet: 1,512 (principal structure)/872 (casita)/64 (shed #1)/64 (shed #2)/465 (laundry patio cover)/116 (well shed)

#### Site Plan

The previously approved site plan depicts an existing single family residence (principal structure) on 0.8 acres in an R-E (Rural Estates Residential) Zone. The residence is oriented east to west, with the front facing Sherwin Lane. Immediately west of the residence are the following accessory buildings: a laundry patio cover, shed #1, and a well shed. The site plan shows a casita on the northwest corner of the site. The applicant also has a personal recreational vehicle (RV) that is stored on-site (west of the residence) and is unoccupied. In addition, the site plan also depicts agricultural accessory buildings (chicken coops and chicken sunroof) on the southwest corner of the site. Shed #2 is located just north of the sunroof for the chickens. An existing driveway is located along the north property line which allows access to the casita. Lastly, an access gate is located on the southeast corner of the site.

#### Landscaping

The previously approved plans show existing trees and shrubs that are located along the east and south property lines. Landscaping is not required as a part of this request.

#### Elevations

The existing principal structure has an overall height of 14 feet and includes exterior finishes of tan stucco walls with white stucco pop-outs. The existing casita also has an overall height of 14 feet and the exterior finishes are under construction. Per the previously approved submitted photos, the exterior finishes for the casita include tan stucco walls to match the principal structure. Although the casita is set back approximately 140 feet west of Sherwin Lane, the front access of the casita can still be seen from the right-of-way.

Shed #1, shed #2, and the well shed all have an overall height of 8 feet. The laundry patio cover has an overall height of 7 feet. These accessory buildings are constructed of wood and are not architecturally compatible with the principal structure.

#### Floor Plans

The previously approved plans show the principal structure includes bedrooms, bathrooms, kitchen, and living room. The casita includes a kitchenette area, bedrooms, bathrooms, and a living room.



Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0164:

**Current Planning**

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Execute a Restrictive Covenant Agreement (deed restrictions).

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

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is being filed to allow the owner more time to finish the inspection for his casita. The applicant has made progress towards completing the project but still needs more time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0164	Allowed non-architectural compatibility for all existing accessory structures	Approved by BCC	April 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (8 du/ac)	R-E	Single family residence
South	Residential High (8 to 18 du/ac)	R-E	Undeveloped
East	Residential Suburban (8 du/ac)	R-D	Single family residence

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

There is an active violation on this site for building without a permit (CE19-16937).

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant is making progress towards completing the project and has a building permit (BD-21-03785) in review with the Building Department. Staff has no objections to this request.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Until April 21, 2022 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not completed or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

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

- No comment.

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

**APPLICANT:** ALONDRA CISNEROS

**CONTACT:** ALONDRA CISNEROS, 1649 SHERWIN LANE, LAS VEGAS, NV 89156

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


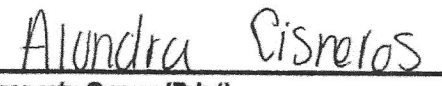
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>uc-20-0164</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400116</u> DATE FILED: <u>7/19/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/2/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/22/21</u> <u>6:30am</u> FEE: <u>\$1,550</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Alondra E. Cisneros, Et Al</u> ADDRESS: <u>1644 Sherwin Ln</u> CITY: <u>LAS Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-712-0512</u> CELL: <u>7</u> E-MAIL: <u>Cesmeralda97@icloud.com</u>
	<b>APPLICANT</b>  NAME: <u>Alondra E. Cisneros</u> ADDRESS: <u>1644 Sherwin Ln</u> CITY: <u>LAS Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: <u>702-712-0512</u> CELL: _____ E-MAIL: <u>Cesmeralda97@icloud.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Same as applicant</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-403-016

PROPERTY ADDRESS and/or CROSS STREETS: 1644 Sherwin Ln


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

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


  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/11/2021 (DATE)  
 By Alondra E. Cisneros \*

NOTARY PUBLIC: 

BECKY GONZALES  
 Notary Public - State of Nevada  
 County of Clark  
 APPT. NO. 11-4473-1  
 My App. Expires April 10, 2023

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

To whom it may concern,

I am requesting an extension of time of 6 months (November 2021) to complete my project in gathering all my documents for my casita as well for the inspections that still need to be done. My detached garage was convert into casita Currently I have an existing permit number (CE19-16937 / UC-20-0164) from the building department. I kindly ask for the extension of time for a period of 6 months to complete my project as I am almost finished.

Thank you  
Alondra Cisneros

**PLANNER  
COPY**

09/22/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400128 (NZC-0097-17)-GREYSTONE NEVADA, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, R-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.

**DESIGN REVIEW** for a proposed single family residential development.

Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor (description on file). MK/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

140-14-201-006 ptn

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2450 N. Hollywood Boulevard
- Site Acreage: 50.5 acre portion of a 247.6 acre parcel
- Number of Lots/Units: 352 (single family residential)/3 (common)
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 4,000/8,995
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 28 feet, 8 inches
- Square Feet: 2,031 to 2,574

**Site Plan & Request**

This application includes an administrative review for compatibility with the surrounding development. The approved plans depict a single family residential development consisting of 352 residential lots and 3 common lots on 50.5 acres at a density of 7.0 dwelling units per acre. The lots range in size from 4,000 square feet to 8,995 square feet. The lots will have access to

Alto Avenue and Hollywood Boulevard via 47 foot wide public streets with 5 foot wide sidewalks on both sides of the street.

#### Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Alto Avenue and Hollywood Boulevard.

#### Elevations

The plans depict three, 2 story models up to 28 feet 8 inches high. The single family dwellings will have similar building materials consisting of stucco finished walls with decorative stone veneer accents, window articulation on all sides, and concrete tile roofs.

#### Floor Plans

The plans depict homes from approximately 2,031 square feet to 2,574 square feet with 3 to 4 bedrooms and 2 car garages.

#### Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400082 (NZA-0097-17):

##### Current Planning

- Until July 17, 2021 to administratively review.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-19-400094 (NZA-0097-17):

##### Current Planning

- 1 year to review as public hearing.
- Applicant is advised that substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for NZA-0097-17:

##### Current Planning

- A resolution of intent to complete in 3 years;
- Subject to an 18-month review;

- Applicant will coordinate with Nellis Air Force Base the disposition of the 37.11 acres on the north side of the project;
- Disclosure of proximity to an active mining operation;
- All homes to be built with architectural articulation on all sides;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Nellis Air Force Base

- Display maps (Title 30 Nellis AFB Air Environs and Noise Contours) in all sales offices (in addition to land use and zoning maps) and all model homes, stating that this project is near Nellis AFB, which is an active Air Force installation, and owner/developer to work with Nellis AFB on approved maps;
- Sales personnel in the offices to disclose proximity to Nellis AFB to prospective buyers;
- Houses will be sound attenuated at least 35 decibels and meet all requirements of Clark County Code of Ordinances, Chapter 22.22, Noise Attenuation Construction Standards;
- All plans must be certified in accordance with sections 22.22.010 and 22.22.020 of the code, including certification by a professional sound engineer before certificate of occupancy;
- Disclosure of proximity to the Live Ordnance Loading Areas;
- Disclosure of excessive noise coming from Nellis AFB during exercises;
- Disclosure that Nellis AFB aircraft depart and arrive daily at all hours, to include weekends;
- Any noise complaints will be sent to the developer, not Nellis AFB.
- Proposed disclosure statement submitted to the County for this application will run with the properties and be required to be signed by future purchasers of the properties.

#### Public Works – Development Review

- Applicant to coordinate with Public Works – Development Review on an approved street section for Hollywood Boulevard including a center median and landscaping on the west side of Hollywood Boulevard;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Hollywood Boulevard, 35 feet to back of curb for Alto Avenue and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.



Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a prior Point of Purchase (POC) request has been completed for this project, POC Tracking #000702-2016.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have made substantial progress toward completion of this project. They have recorded the first 2 Final Maps totaling 164 lots with many under construction. In addition, Unit 3 is currently under review for an additional 101 lots. The project continues to move forward, and the applicant requests additional time in order to complete the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-20-400082 (NZC-0097-17)	Second application for review for a single family development	Approved by BCC	September 2020
AR-19-400094 (NZC-0097-17)	First application for review for a single family development	Approved by BCC	August 2019
VS-19-0306	Vacated a portion of Hollywood Boulevard and Alto Avenue for detached sidewalks	Approved by BCC	June 2019
VS-19-0303	Vacated a portion of Hollywood Boulevard for detached sidewalks	Approved by BCC	June 2019
NZC-0097-17	Reclassified 50.5 acres from R-E and P-F to R-2 zoning for a single family residential development	Approved by BCC	January 2018
ZC-0403-07	Reclassified 48.8 acres on the southern portion of the site from R-E to P-F zoning for a school	Approved by BCC	June 2007
DR-1572-03	Middle school	Approved by BCC	January 2004
ZC-1646-02	Reclassified the southwest corner of this parcel from R-E to P-F zoning for an elementary school	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South	Public Facilities	R-2	Undeveloped
East	Public Facilities	R-E	Undeveloped & sand and gravel operation
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff finds that the project has commenced and substantial progress has been made toward completion. The first 2 final maps have recorded and homes are currently under construction. In addition, the third final map is currently under review. Also, staff finds that the homes being constructed are compatible with the surrounding development. Staff can support the request for additional time to complete the project.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 17, 2024 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DAVE CORNOYER

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
LAS VEGAS, NV 89106

DRAFT

09/22/21 BCC AGENDA SHEET

OUTSIDE STORAGE  
(TITLE 30)

BETTY LN/ALTO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-21-400126 (ZC-0251-08)-PJA, LLC:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) construct full off-sites; and 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone.

Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
140-16-301-017

**LAND USE PLAN:**  
SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 2670 Betty Lane
- Site Acreage: 2.1
- Project Type: Outside storage
- Parking Required/Provided: 8/9

**History & Site Plan**

The previously approved application (ZC-0251-08) requested a reclassification of the property to an M-1 zoning district without plans and required a design review as a public hearing for future plans.

WS-19-0825 was previously approved on this site for an outside storage yard. A companion item to WS-19-0825, was WC-19-400141 (ZC-0251-08), a waiver of conditions of a zone change requiring full-off-sites and a drainage study. This application along with WS-19-0825 was approved with Public Works conditions for off-site improvements which was limited to additional pavement, curb, and gutter (no sidewalk or streetlights), and a drainage study to be completed.

Today, the applicant is requesting another waiver of conditions to eliminate required off-site improvements all together and avoid any required drainage study conditioned by both WS-19-0825 and ZC-0251-08.

The site plan shows that access to the site is from 2 gated entrances along Betty Lane which is partially paved with no other off-sites in place. At the northeast corner of the site there is an unpaved area, that will be utilized for tracked equipment parking. The site plan also shows that conditions of approval from WS-19-0825 were added to the site. For example, decorative rock boulders have been placed along the street frontage, a dumpster was also placed adjacent to the west property line, the Department of Air Quality approved paving on a portion of the site, there is also no on-site living on the property. Paved parking will be provided along the west property line along with required bicycle parking spaces. The submitted photos show that the applicant is allowing outside storage on-site, prior to completion of required technical studies, business license approval, and site construction.

#### Landscaping & Screening

The plans depict a 10 foot wide landscape buffer along Betty Lane with an 8 foot high decorative block wall, and an 8 foot high metal panel fence along the north and east property lines. The plans depict a xeriscape design with no live plants. There is an existing 8 foot high metal panel fence along the south property line.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0251-08:

##### Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- No structures to be constructed above 126 feet in height in compliance with Nellis Air Force Base requirements;
- Design review as a public hearing for future plans;
- 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;
- All applicable standard conditions for this application type.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

##### Civil Engineering

- Construct full off-sites;
- Drainage study and compliance.

#### Applicant's Justification

Per the applicant, during the drainage study preparation, the engineer determined that in order to install any off-sites the vertical alignment of Betty Lane has to be changed to eliminate the existing low-spot in front of the subject parcel. The street would need to be raised 12 inches to 18 inches to achieve the minimum required slope of 0.4%, which will also affect the adjacent properties to the west. Furthermore, a 150 foot transitions will also be required to the north and to the south. Waiving the off-site improvements is required due to drainage issues. No changes

to the existing paving in the street and keeping the existing flow pattern means that accepting the off-site flow can still be directed to a dry well along the south property line. There is a recorded drainage easement to the south, but it cannot be used at its present condition.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0827	Vacated a 30 foot wide portion of right-of-way being a portion of an "unnamed" street located between Betty Lane and Bledsoe Lane	Approved by BCC	December 2019
WC-19-400141 (ZC-0251-08)	Waiver of conditions of a zone change to construct full off-sites and for a drainage study and compliance – off-sites limited to additional pavement, curb, and gutter (no sidewalk and streetlights) and drainage study still required	Approved by BCC	December 2019
WS-19-0825	Waived landscaping, trash enclosure, connection to public water and sewer, a portion of on-site paving, reduced throat depth for an outside storage yard	Approved by BCC	December 2019
ZC-0251-08	Reclassified 2.4 acres from R-E to M-1 zoning for future industrial development	Approved by BCC	May 2008
ZC-018-70	Reclassified 2.4 acres from M-D to R-E zoning for a kennel and residence	Approved by BCC	April 1970

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse with outside storage
South & East	Industrial	M-2	Outside storage
West	Industrial	M-1 & M-D	Outside storage

**Related Applications**

Application Number	Request
WC-21-400130 (WS-19-0825)	Waivers of conditions of waivers of development standards 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**

#### Waiver of Conditions #1

Off-site improvements are important in drainage control by ensuring there is a safe and reliable way to convey water. Additionally, the North Las Vegas water treatment plant has been completed and is operational, and funding has been identified for the County to complete the improvements adjacent to the plant once all right-of-way is acquired. With those improvements and with the need to provide fully improved streets in this area, staff cannot support this waiver of conditions.

#### Waiver of Conditions #2

The proposed pavement on the site will change the surface flows, which may lead to drainage issues on the adjacent properties. Therefore, staff cannot support this waiver of conditions.

### **Staff Recommendation**

Denial.

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

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

- Off-site permits shall be submitted to Public Works within 1 year and 18 months to construct off-sites;
- Drainage Study shall be submitted to Public Works within 1 year.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** PJA, LLC

**CONTACT:** PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE,  
SUITE 140-C, LAS VEGAS, NV 89130

**DRAFT**



09/22/21 BCC AGENDA SHEET

OUTSIDE STORAGE  
(TITLE 30)

BETTY LN/ALTO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-21-400130 (WS-19-0825)-PJA, LLC:**

**WAIVERS OF CONDITIONS** of waivers of development standards requiring the following:  
1) off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights); 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone.

Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/jor/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
140-16-301-017

**LAND USE PLAN:**  
SUNRISE MANOR - INDUSTRIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 2670 Betty Lane
- Site Acreage: 2.1
- Project Type: Outside storage
- Parking Required/Provided: 8/9

History & Site Plan

The previously approved application (ZC-0251-08) requested a reclassification of the property to an M-1 zoning district without plans and required a design review as a public hearing for future plans.

WS-19-0825 was previously approved on this site for an outside storage yard. A companion item to WS-19-0825, was WC-19-400141 (ZC-0251-08), a waiver of conditions of a zone change requiring full-off-sites and a drainage study. This application along with WS-19-0825 was approved with Public Works conditions for off-site improvements which was limited to additional pavement, curb, and gutter (no sidewalk or streetlights), and a drainage study to be completed.

Today, the applicant is requesting another waiver of conditions to eliminate required off-site improvements all together and avoid any required drainage study conditioned by both WS-19-0825 and ZC-0251-08.

The site plan shows that access to the site is from 2 gated entrances along Betty Lane which is partially paved with no other off-sites in place. At the northeast corner of the site there is an unpaved area, that will be utilized for tracked equipment parking. The site plan also shows that conditions of approval from WS-19-0825 were added to the site. For example, decorative rock boulders have been placed along the street frontage, a dumpster was also placed adjacent to the west property line, the Department of Air Quality approved paving on a portion of the site, there is also no on-site living on the property. Paved parking will be provided along the west property line along with required bicycle parking spaces. The submitted photos show that the applicant is allowing outside storage on-site, prior to completion of required technical studies, business license approval, and site construction.

#### Landscaping & Screening

The plans depict 10 foot wide landscape buffer along Betty Lane with an 8 foot high decorative block wall, and an 8 foot high metal panel fence along the north and east property lines. The plans depict a xeriscape design with no live plants. There is an existing 8 foot high metal panel fence along the south property line.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0825:

##### Current Planning

- Xeriscape consisting only of decorative rock and boulders must be installed along road frontage;
- 5 years to review for the water and sewer connection;
- Dumpster must be placed on-site;
- Subject to the Department of Air Quality approval for the waived portion of paving;
- No on-site living on property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Off-site improvements required limited to additional pavement, curb, and gutter (no sidewalk or streetlights);
- Work with staff on commercial driveway design;
- Drainage study and compliance.

**Building Department - Fire Prevention**

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

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there are two active septic permits on APN 140-16-301-017; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Applicant's Justification

Per the applicant, during the drainage study preparation, the engineer determined that in order to install any off-sites the vertical alignment of Betty Lane has to be changed to eliminate the existing low-spot in front of the subject parcel. The street would need to be raised 12 inches to 18 inches to achieve the minimum required slow of 0.4%, which will also affect the adjacent properties to the west. Furthermore, a 150 foot transitions will also be required to the north and to the south. Waiving the off-site improvements is required due to drainage issues. No changes to the existing paving in the street and keeping the existing flow pattern means that the accepting the off-site flow can still be directed to a dry well along the south property line. There is a recorded drainage easement to the south, but it cannot be used at its present condition.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0827	Vacated a 30 foot wide portion of right-of-way being a portion of an "unnamed" street located between Betty Lane and Bledsoe Lane	Approved by BCC	December 2019
WC-19-400141 (ZC-0251-08)	Waiver of conditions of a zone change to construct full off-sites and for a drainage study and compliance – off-sites limited to additional pavement, curb, and gutter (no sidewalk and streetlights) and drainage study still required	Approved by BCC	December 2019
WS-19-0825	Waived landscaping, trash enclosure, connection to public water and sewer, a portion of on-site paving, reduced throat depth for an outside storage yard	Approved by BCC	December 2019
ZC-0251-08	Reclassified 2.4 acres from R-E to M-1 zoning for future industrial development	Approved by BCC	May 2008
ZC-018-70	Reclassified 2.4 acres from M-D to R-E zoning for a kennel and residence	Approved by BCC	April 1970

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse with outside storage
South & East	Industrial	M-2	Outside storage

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Industrial	M-1 & M-D	Outside storage

### Related Applications

Application Number	Request
WC-21-400126 (ZC-0251-08)	Waivers of conditions of a zone change 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

##### Waiver of Conditions #1

Off-site improvements are important in drainage control by ensuring there is a safe and reliable way to convey water. Additionally, the North Las Vegas water treatment plant has been completed and is operational, and funding has been identified for the County to complete the improvements adjacent to the plant once all right-of-way is acquired. With those improvements and with the need to provide fully improved streets in this area, staff cannot support this waiver of conditions.

##### Waiver of Conditions #2

The proposed pavement on the site will change the surface flows, which may lead to drainage issues on the adjacent properties. Therefore, staff cannot support this waiver of conditions.

#### Staff Recommendation

Denial.

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

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that WS-19-0825 expires on December 4, 2021, and to apply for any necessary extension of time application; that existing outside storage of vehicles,

materials, and other related items stored on-site to be removed until site construction, business license, and technical studies have been completed; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Off-site permits shall be submitted to Public Works within 1 year and 18 months to construct off-sites;
- Drainage Study shall be submitted to Public Works within 1 year.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of North Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

**APPLICANT:** PJA, LLC  
**CONTACT:** PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE,  
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