



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 September 1, 2022. (For possible action)
- IV. Approval of the Agenda for September 15, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

## VI. Planning and Zoning

10/04/22 PC

- 1. **ET-22-400091 (UC-18-0403)-SALAZAR MANAGEMENT GROUP V, LLC:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) a reclamation facility; 2) office as a principal use in an M-D Zone; and 3) an office as a principal use in an (APZ-2) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive parking lot landscaping for a reclamation facility; and 2) reduce access gate setback to the property line.  
**DESIGN REVIEW** for a reclamation facility with outside storage on 2.5 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Marco Street, 260 feet north of Carey Avenue within Sunrise Manor. MK/jgh/syp (For possible action) **10/04/22 PC**

- 2. **WS-22-0451-FLORES, MARIA D.:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback reductions in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) (AE-70) Zone. Generally located on the north side of Trout Lake Avenue, 75 feet west of Eblick Wash Drive within Sunrise Manor. WIM/jud/syp (For possible action) **10/04/22 PC**

- 3. **WS-22-0462-3899 N. LAS VEGAS BLVD., LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design.  
**DESIGN REVIEW** for a mini-warehouse facility on 1.7 acres on a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/rk/syp (For possible action) **10/04/22 PC**  
**10/04/22 BCC**

- 4. **DR-22-0479-LAGUNA RICARDO & MARISELA:**  
**DESIGN REVIEW** for finished grade for a previously approved single family residential development on 1.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/lm/syp (For possible action) **10/04/22 BCC**

- 5. **WS-22-0454-REPUBLIC RECYCLING SERVICES NV:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; **2)** eliminate parking lot landscaping; **3)** alternative perimeter screening; **4)** reduced throat depth; **5)** driveway width; **6)** off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving); and **7)** allow non-standard improvements.  
**DESIGN REVIEWS** for the following: **1)** modifications to an existing manufacturing facility and recycling center; and **2)** finished grade on 7.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north and south sides of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. MK/sd/syp (For possible action) **10/04/22 BCC**

6. **ZC-22-0450-STIMPSON KENNETH O:**  
**ZONE CHANGE** to reclassify 0.9 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce height/setback ratio; **3)** building design standards; and **4)** allow modified driveway design.  
**DESIGN REVIEWS** for the following: **1)** warehouse and fabrication shop; and **2)** alternative parking lot landscaping. Generally located on the east side of Marion Drive, 155 feet north of Holt Avenue within Sunrise Manor (description on file). TS/rk/syp (For possible action) **10/04/22 BCCC**

7. **ZC-22-0475-RIZAL PROPERTIES LLC SERIES B:**  
**ZONE CHANGE** to reclassify 1.0 acre from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a motel. Generally located on the east side of Fremont Street, 910 feet southeast of Atlantic Street within Sunrise Manor. TS/sd/syp (For possible action) **10/04/22 BCC**

- VII. General Business:  
1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)  
2. Nominate and appoint a representative and alternate to the Community Development Advisory Committee (CDAC) for 2022/2023 (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 29, 2022.

- 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

September 1, 2022

### MINUTES

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Board Members: Alexandria Malone – Chair – EXCUSED Paul Thomas – PRESENT  
Max Carter- PRESENT VIA PHONE Harry Williams- EXCUSED  
Earl Barbeau – PRESENT

Secretary: Jill Leiva 702 334-6892 [jillniko@hotmail.com](mailto:jillniko@hotmail.com)  
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 the August 22, 2022 Minutes  
**Moved by: Mr. Carter**  
**Action: Approved**  
**Vote: 3-0**
- IV. Approval of Agenda for September 1, 2022  
**Moved by: Mr. Barbeau**  
**Action: Approved**  
**Vote: 3-0/Unanimous**
- V. Informational Items: Ms. Martinez commented about the rock piles in the medians & NDOT Will take care of the problem it is just delayed. If anyone needs to report falling rock it can be Done at 702-279-0073 the NDOT Contract Manager Sammy.
- VI. Planning & Zoning

09/06/22 PC

1. **UC-22-0386-OJEDA ALFONSO IBARRA:**

**USE PERMIT** to allow a proposed accessory structure (detached garage) to exceed one half the building footprint of the principal residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the northeast corner of Sunvue Circle and Sunkiss Drive within Sunrise Manor. TS/sd/syp (For possible action) **09/06/22 PC**

**Moved by: Mr. Thomas**

**Action: Denied**

**Vote: 3-0/Unanimous**

09/21/22 BCC

2. **UC-22-0403-J & R PROPERTIES LAS VEGAS, LLC:**

**USE PERMITS** for the following: 1) allow trailer, recreational vehicle, & watercraft vehicle wash in an M-1 zone; 2) allow trailer, recreational vehicle, & watercraft vehicle wash in an APZ-2 zone; 3) reduce separation from residential use; and 4) waive screening of outside storage area.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.

**DESIGN REVIEW** for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/lm/syp (For possible action) **09/21/22 BCC**

**Moved by: Mr. Thomas**

**Action: Denied per Staff recommendations**

**Vote: 3-0/Unanimous**

3. **UC-22-0418-AMIGO REALTY CORP:**

**USE PERMIT** for tire sales and installation.

**WAIVER OF DEVELOPMENT STANDARDS** to allow service doors to face a street (Monroe Avenue).

**DESIGN REVIEW** for a vehicle maintenance with tire sales and installation business on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard and the south side of Monroe Avenue within Sunrise Manor. TS/lm/syp (For possible action) **09/21/22 BCC**

**Moved by: Mr. Thomas**

**Action: Approved**

**Vote: 3-0/Unanimous**

VII. General Business: 1. Fiscal year budget requests was held to the following meeting.

2. Nominating a rep. & alternate for CDAC was held until the next meeting.

3. Mr. Barbeau was voted unanimously to be the Sunrise TAB Vice-Chair.

VIII. Public Comment: Mr. Barbeau mentioned that the tire place on Nellis and Cheyenne has 5 Shipping containers and tires on the property.

IX. Next Meeting Date: The next regular meeting will be September 15, 2022

X. Adjournment

The meeting was adjourned at 7:33pm

10/04/22 PC AGENDA SHEET

RECLAMATION FACILITY  
(TITLE 30)

MARCO ST/CAREY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400091 (UC-18-0403)-SALAZAR MANAGEMENT GROUP V, LLC:**

**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) a reclamation facility; 2) office as a principal use in an M-D Zone; and 3) an office as a principal use in an (APZ-2) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive parking lot landscaping for a reclamation facility; and 2) reduce access gate setback to the property line.

**DESIGN REVIEW** for a reclamation facility with outside storage on 2.5 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the west side of Marco Street, 260 feet north of Carey Avenue within Sunrise Manor. MK/jgh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-17-801-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive parking lot landscaping for a proposed south parking lot where parking lot landscaping is required per Figure 30.64-14.
2. Reduce access gate setback to 15 feet where 18 feet is required per Section 30.64.020 (a 16.6% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2485 Marco Street
- Site Acreage: 2.5
- Project Type: Reclamation facility with outside storage
- Number of Stories: 1
- Square Feet: 8,060
- Parking Required/Provided: 19/46

### Site Plans

The previously approved plans depict an existing 8,060 square foot office/warehouse building that was originally constructed as a Union Hall. The building is centrally located along the north property line with existing parking located along the east, south, and west sides of the building. The west side of the building is shown with an outside storage area with 3 shipping containers, bins, storage tank, and wash pad area. The parking area is located south of the existing driveway entrance. The request to waive partial off-site improvements (sidewalk) was denied via UC-18-0403.

### Landscaping

The approved plans show that a 15 foot wide landscape buffer exists along Marco Street with the landscape buffer to be updated to meet current Code. Parking lot landscaping exists along the east and west sides of the 10 parking spaces adjacent to the south face of the existing building.

There is an existing 6 foot high screened fence located along the south property line, along with a portion of the west and north property lines, and set back 15 feet from Marco Street. There is an existing block wall along the northerly portion of the west property line and the westerly portion of the north property line. The southerly portion of the site is restricted from vehicle access by a proposed 6 foot high fence internal to the site.

### Elevations

Photos previously provided depict an existing single story building with flat roof and parapets.

### Floor Plans

The previously approved floor plans depict 4,060 square feet of office space located in the northerly portion of the building and 4,000 square feet of warehouse space located in the southerly portion of the building.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400121 (UC-18-0403):

#### Current Planning

- Until July 17, 2022 to commence.
- Applicant is advised that 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.

Listed below are the approved conditions for UC-18-0403:

#### Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;

- Due to the increased potential for avian interference with local military flight operations, the processing or storage of organic material is not permitted on site;
- Applicant shall use measures such as, but not limited to, perch inhibitors (porcupine wires), chemical control, and other methods to discourage birds from nesting and congregating on the property;
- 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0294-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates an extension of time is needed due to back logging of County departments. The applicant is actively working on the project but is also dealing with shipping delays. The asphalt for the wash pads has been prepped for install of the tanks, the applicant is just waiting on permits. A 2 year extension is needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400121 (UC-18-0403)	First extension of time for a Reclamation facility (water), with office as a principal use in an M-D (APZ-2) zone, waived parking lot landscaping, reduced access gate setback, and a design review for a reclamation facility with outside storage	Approved by PC	December 2020
UC-18-0403	Reclamation facility (water), with office as a principal use in an M-D (APZ-2) zone, waived parking lot landscaping, reduced access gate setback, partial off-site improvement (sidewalk), and a design review for a reclamation facility with outside storage; waiver for partial off-site improvement (sidewalk) was denied	Approved by PC	July 2018
DR-0603-07	Expansion to an existing union hall - expired	Approved by PC	August 2007
UC-2139-95	Union hall in APZ-2 zone - expired	Approved by PC	February 1996



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-110-83	Reclassified 9.1 acres from M-D to M-1 zoning with waivers for sidewalk along Marco Street and phased off-site improvements - the southerly portion of the zone change - expired	Approved by BCC	June 1983

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Office/warehouse
South	Business Employment	M-1	Recycling center
East	Business Employment	M-1	Workshop & warehouse facility
West	Business Employment	M-D	Undeveloped (Outside storage)

**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.

Records show that an annual operation renewal permit was previously filed and issued for the site in December 2019 (Permit No. FP18-10599-RN12202019) with the Clark County Fire Prevention Department. In addition, records also show the applicant has been working with the Clark County Public Works Department for an off-site permit (Permit No PW22-10989). Staff finds that since the property owner is currently making progress on the project and additional time is needed, staff does not object to the applicant's request; however, this is the last extension of time, staff can support this request for it has been 4 years since the original approval.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until July 17, 2024 to commence.
- 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**

- No comment.

**Fire Prevention Bureau**

- Not comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LOGISTICAL SOLUTIONS, LLC

**CONTACT:** TY SALAZAR, 4780 W. ANN ROAD #5-237, NORTH LAS VEGAS, NV 89031



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - ET-20-400121
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: ET-22-400091      DATE FILED: 7/13/2022  
 PLANNER ASSIGNED: JGH  
 TAB/CAC: Sunrise Manor      TAB/CAC DATE: 9/15/22  
 PC MEETING DATE: 10/4/22 PC      6:30 pm  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \$ 900

PROPERTY OWNER

NAME: Salazar Managment Group V LLC  
 ADDRESS: 4780 W Ann Rd., #5-237  
 CITY: North Las Vegas      STATE: NV      ZIP: 89031  
 TELEPHONE: 7025962021      CELL: 7023762344  
 E-MAIL: tsalazar@losonow.com

APPLICANT

NAME: Logistical Solutions, LLC  
 ADDRESS: 4780 W Ann Rd., #5-237  
 CITY: North Las Vegas      STATE: NV      ZIP: 89031  
 TELEPHONE: 7025962021      CELL: 7024996341  
 E-MAIL: gsalazar@losonow.com      REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Courtney Peterson  
 ADDRESS: 4780 W Ann Rd., #5-237  
 CITY: North Las Vegas      STATE: NV      ZIP: 89031  
 TELEPHONE: 7025962021      CELL: 7023245609  
 E-MAIL: cpeterson@losonow.com      REF CONTACT ID #: \_\_\_\_\_

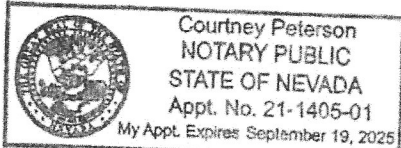
ASSESSOR'S PARCEL NUMBER(S): 140-17-801-006  
 PROPERTY ADDRESS and/or CROSS STREETS: 2485 Marco St., LV, NV 89115 - Lamb & Carey  
 PROJECT DESCRIPTION: Water Reclamation facility to recover Waste Water

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

[Signature]  
 Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark

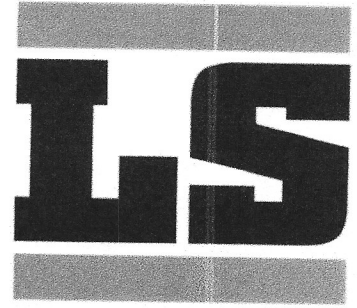
Ginnie Salazar  
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 10/01/2022 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: 9/19/2025



\*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.

**PLANNER  
COPY**



June 16, 2022

Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

Re: UC-18-0403

To whom it may concern,

We are seeking an extension of time for this project due to continued back logging Clark County has undergone due to the COVID-19 pandemic. It is our understanding certain departments/tasks are still backed up, so we cannot continue progress.

We are actively working on the project and are also experiencing long delays with shipping and receiving specialty items to continue. This is due to the availability of products and the ability to ship these items efficiently.

Currently, the project has had a substantial change since it has kicked off in December of 2020. The asphalt for the wash pad has been poured and prepped for install of tanks. The tanks have also been delivered to the property, but we are awaiting permit approvals before install. Our outside engineering team has also been working diligently to ensure all is taken care of per code.

Respectfully, we are requesting a 2-year extension on the application.

Sincerely,  
Logistical Solutions, LLC

A handwritten signature in black ink, appearing to read 'Ty L. Salazar', written over a horizontal line.

Ty L. Salazar  
(702) 596-2021  
tsalazar@losonow.com

Logistical Solutions, LLC  
Mailing: 4780 W. Ann Rd. #5-237 | North Las Vegas, NV 89031  
Corporate: 2485 Marco Street | Las Vegas, NV 89115  
P: (702) 596-2021 | F: (702) 974-1776  
Website: [www.losonow.com](http://www.losonow.com)  
Nevada Contractor License 0076323 A | 0076841 B  
Bid Limit \$3,775,000

10/04/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

TROUT LAKE AVE/EBLICK WASH DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0451-FLORES, MARIA D.:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setback reductions in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) (AE-70) Zone.

Generally located on the north side of Trout Lake Avenue, 75 feet west of Eblick Wash Drive within Sunrise Manor. WM/jud/syp (For possible action)

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RELATED INFORMATION:

APN:  
140-07-110-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce side setback to zero feet where 5 feet is required for an accessory structure per Table 30.40-2 (a 100% reduction).
- b. Reduce rear setback to zero feet where 5 feet is required for an accessory structure per Table 30.40-2 (a 100% reduction).
- c. Reduce front setback to 2 feet where 20 feet is required per Table 30.40-2 (a 90% reduction).

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

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

General Summary

- Site Address: 1908 Vegas Valley Drive
- Site Acreage: 0.1
- Project Type: Setbacks
- Number of Stories: 1
- Square Feet: 2,154
- Height (feet): 13.2 (house)/6 (shed A)/10.5 (shed B)

Site Plans

The plans show a 1,040 square foot single family residence with an attached 437 square foot 2 car garage, a 538 square foot unpermitted addition with interior access to the residence, a 343

square foot unpermitted front carport (attached to the garage) and 2 sheds (shed A, 105 square feet and shed B, 128 square feet). The unpermitted carport was built within the front setback, 2 feet from the front property line where 20 feet is required and 4.7 feet from the side setback where 5 feet is required. Shed A was built within the side setback zero feet from the side setback and 1.8 feet from the rear setback where a 5 foot setback is the requirement on both side and rear setbacks. Shed B was built within the rear setback, zero feet from the rear property line where 5 feet is required.

#### Landscaping

The photo shows mature trees on the front of the house, west of the unpermitted carport. Additionally, photos provided of the 2 unpermitted sheds show trees on the east side of the property.

#### Elevations

Elevations show a single family residence is 13.2 feet high with stucco and pitched roof painted in sage green with white trims. The unpermitted addition as well as the 2 sheds match the house in colors, materials, and style. Shed A is 6 feet high and shed B is 10.5 feet high. The unpermitted carport was constructed with painted metal posts and wood frame roof with shingles and is 13.2 feet in height.

#### Floor Plans

The uninhabitable sheds are 105 square feet and 128 square feet in size and are used as storage units. Shed A has 2 access doors on the west side of the structure and shed B has 1 access door and 1 window, both on the south side of the structure. The unpermitted carport is attached to the garage on the north side and is opened on the east, west, and south elevations. The plans for the unpermitted attached residential addition show 2 bedrooms, 1 bathroom, and a wet bar. This addition is attached to the principal residence on the southwest side of the structure intruding into the existing garage structure.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant is requesting these waiver of development standards for the 2 sheds and the carport due to violations issued by Clark County Code Enforcement. The applicant states that the unpermitted addition will provide interior access to the principal residential use and would not require a land use application, only building permits.

#### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Business Employment	R-1	Single family residential

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

CE22-08591 is an active zoning violation for constructing structures without building permits.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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

Staff reviews waiver requests to ensure compatibility with existing developments in the area. Setbacks and separations help preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The proposed reduction in setbacks is a self-imposed hardship, and the applicant has built multiple structures without permits. The 2 unpermitted sheds are architecturally compatible with the principal residence and the square footage of both structures is not overwhelmingly large comparing to existing accessory structures in the surrounding neighborhood. However, staff cannot support the request for setback reductions. The unpermitted carport is too close to the front property line and is not architecturally compatible with the principal residence. Staff finds that an approval for this request can set a negative precedence for the area. Therefore, staff cannot recommend approval of the overall application.

#### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Paint carport to match principal residence.
- 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ADRIAN PLATA

**CONTACT:** ADRIAN PLATA, 4950 S. RAINBOW BLVD., SUITE 150-613, LAS VEGAS,  
NV 89118

DRAFT





07/20/2022

Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

WS-22-0451

**PLANNER  
COPY**

RE: APR22-100723

Justification Letter for Waiver of Development Standards (Design Review) For Shed A & B,  
and the Carport to reduce required setbacks.

Located at: 3604 Trout Lake Ave. Las Vegas Nv 89115

APN: 140-07-110-001

Zoned: R-1

Presented are plans that include a Site Plan, Existing Floor Plans, Existing Sections,  
Existing Exterior Elevations, and photos for (2) storage sheds, a carport, and addition.

We are respectfully requesting Waiver for Development Standards for Shed A & B,  
and the Carport to reduce required setbacks. The request is due to a violation issued by  
CCPRO (CE22-08591)

The Carport is within the front & side setback. A 20' front setback is required, and is  
currently built at 2'-1". A 5' side setback is required, and is currently 4'-7" The total front  
elevation sf is 482, and the carport elevation is 200sf. The Carports is constructed with  
painted metal posts and wood framed roof with shingles.

The 2 unhabitable storage structures are built adjacent to the site property walls.  
Shed A requires a waiver for both the rear and side setback reduced to 0' where 5' is required.  
Shed B requires a waiver for the rear setback reduced to 0' where 5' is required. Both  
structures will require proper fire rating resistance requirements set forth by the building  
department to obtain the necessary building permits required.

Additionally, there is an unpermitted addition without interior access to the SFR. We  
are proposing a change that will interconnect the SFR and the proposed addition. This should  
not require any waivers, only building permits which will be applied for.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,  
Adrian A. Plata, Residential Designer  
Phone: 702.931.9227  
Email: adrian@aapRD.com



10/04/22 PC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

LAS VEGAS BLVD N/PUEBLA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-22-0462-3899 N. LAS VEGAS BLVD., LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design.  
DESIGN REVIEW for a mini-warehouse facility on 1.7 acres on a C-2 (General Commercial) (AE-65) Zone.

Generally located on the north side of Las Vegas Boulevard North and the west side of Puebla Street within Sunrise Manor. MK/rk/syp (For possible action)

---

RELATED INFORMATION:

APN:  
140-08-114-004

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the approach distance from a driveway to an intersection along Puebla Street to 42 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 72% reduction).
- b. Reduce commercial driveway width to 36 feet where the minimum width on Puebla Street is 39 feet per Uniform Standard Drawing 224 (an 8% reduction).

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3899 Las Vegas Boulevard North
- Site Acreage: 1.7
- Project Type: Mini-warehouse facility
- Number of Stories: 1 & 2
- Building Height (feet): Up to 25
- Square Feet: 52,210
- Parking Required/Provided: 5/5

### Site Plans

The proposed storage facility consists of 7 buildings and 1 office building. The plans show the office building is located near the southeast corner of the development fronting Las Vegas Boulevard North and Puebla Street. A larger 2 story storage building will also front onto Las Vegas Boulevard North with the remaining 1 story storage buildings located on the north half of the site. There is 1 access point into this site from Puebla Street to the east. A total of 5 parking spaces are provided where a minimum of 5 parking spaces are required. Access gates to the facility are located within the interior of the site beyond the customer parking area that is located near the office. Drive aisles within the facility are 27 feet in width.

### Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Las Vegas Boulevard North. A 10 foot to 35 foot wide landscape area behind an attached sidewalk is shown along Puebla Street. The plans also depict a 10 foot wide landscape area consisting of 2 off-set rows of Evergreen trees located along the portion of the property next to the single family residential development to the west.

### Elevations

The mini-warehouse complex will have both 1 and 2 story buildings with a maximum height of 25 feet. The buildings will range in height from 11 feet to 25 feet at their highest point. The proposed buildings have unified and consistent modern architecture with different surface planes and building height variations. The materials include split-face concrete panel walls with varying color schemes. Accents consist of scored block accents, glazed window accents, and metal roll-up doors that face interior to the site.

### Floor Plan

The mini-warehouse building totals 52,210 square feet with storage units of various sizes. The office is in the southeast portion of the site which consists of a leasing office area, a second floor managers unit, and restroom. The unit's range in size from 25 square feet to 200 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the mini-warehouse will serve the community with the storage of goods and the facility will have minimal impact on the surrounding public facilities, services, access roads, and traffic. The proposed hours of operation are 8:00 a.m. to 9:00 p.m., 7 days a week with 24-hour authorized access only.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0942-00	Vacated and abandoned easements on the site and the property to the north	Approved by BCC	August 2000
DR-0943-00	42,000 square foot commercial and industrial complex	Approved by BCC	July 2000

### Prior Land Use Requests

Application Number	Request	Action	Date
TM-0225-00	1 lot commercial subdivision on 4.5 acres	Approved by BCC	July 2000
ZC-0329-00	Reclassified this site and the property to the north for a commercial and industrial complex	Approved by BCC	April 2000

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office/warehouse building
South	Business Employment	M-D & R-T	Distribution building & manufactured home park
East	Business Employment	H-2	Undeveloped
West	Business Employment & Mid-Intensity Suburban Residential	C-2 & R-2	Undeveloped & 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

##### Waiver of Development Standards

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

##### Design Review

Staff finds that the requested use is a low intensity operation that is compatible with the existing and proposed land uses in the area. Therefore, staff finds this request will not cause any nuisances that detract from and are not consistent with the existing developments in the area.

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

##### Waiver of Development Standards #1a

Staff has no objection to the reduction of the approach distance for the Puebla Street driveway. The applicant has placed the commercial driveway in the best location to minimize any conflict with vehicles exiting the driveway to the north as well as the traffic turning north from Las Vegas Boulevard North.

Waiver of Development Standards #1b

Staff has no objection to the reduced driveway width for the Puebla Street commercial driveway. The applicant has provided proper throat depth and has also set the gate back farther into the site, creating more room for movement on the site.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 54 foot property line radius on the southeast corner of the site.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** 3899 N. LAS VEGAS BLVD., LLC  
**CONTACT:** JERRY MINICH, PO BOX 925, ATWOOD, CA 92811

DRAFT

10/04/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

LOS FELIZ ST/KELL LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0479-LAGUNA RICARDO & MARISELA:**

**DESIGN REVIEW** for finished grade for a previously approved single family residential development on 1.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Los Feliz Street and the south side of Kell Lane within Sunrise Manor. MK/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
140-23-401-002

**DESIGN REVIEW:**  
Increase finished grade to 6.92 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 130.6% increase).

**LAND USE PLAN:**  
SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

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

**General Summary**

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Finished grade for a single family residence

**Site Plan**

This request is to increase the finished grade for a previously approved single family residence in the northeast portion of the site. The residence is set back 20 feet from the north property line along Kell Lane, 40 feet from the east property line along Los Feliz Street, and 190 feet from the west property line. Access is provided by 2 driveways from Los Feliz Street.

**Applicant's Justification**

The applicant indicates that the request is needed to construct the home above the flood zone and is consistent with the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0731	Allowed access to a collector street and 2 driveways in conjunction with a proposed single family residence	Approved by PC	March 2022

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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



**Public Works - Development Review**

- Drainage study 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.
- 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.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0003-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICARDO A LAGUNA

**CONTACT:** RICARDO LAGUNA, 2522 N. GATEWAY RD, LAS VEGAS, NV 89115

RECYCLING CENTER & MATERIALS RECOVERY  
FACILITY  
(TITLE 30)

ACCURATE DR/BLEDSOE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0454-REPUBLIC RECYCLING SERVICES NV:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) eliminate parking lot landscaping; 3) alternative perimeter screening; 4) reduced throat depth; 5) driveway width; 6) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving); and 7) allow non-standard improvements.

**DESIGN REVIEWS** for the following: 1) modifications to an existing manufacturing facility and recycling center; and 2) finished grade on 7.0 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the north and south sides of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. MK/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-16-310-010; 140-16-310-012; 140-16-310-038; 140-16-310-040; 140-16-310-043 through 140-16-310-045

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the required parking to 35 spaces where 101 spaces are required per Table 30.60-1 (a 65% reduction).
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3. a. Allow a non-decorative (chain-link) fence along Tolentino Drive where a block wall is required per Section 30.64-8.  
b. Allow a non-decorative (chain-link) fence along Accurate Drive where a block wall is required per Section 30.64-8.
4. Reduce the throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
5. a. Increase the driveway width along Accurate Drive to 80 feet where a maximum of 40 feet is allowed per Section 30.52.050 (a 100% increase).  
b. Increase the driveway width along Tolentino Drive to 60 feet where a maximum of 40 feet is allowed per Section 30.52.050 (a 50% increase).
6. a. Waive full off-site improvements (sidewalk, curb, gutter, and partial paving) along Accurate Drive where required per Chapter 30.52.  
b. Waive full off-site improvements (sidewalk, curb, gutter, and partial paving) along Tolentino Drive where required per Chapter 30.52.

- c. Waive full off-site improvements (sidewalk & streetlights) along Bledsoe Lane where required per Chapter 30.52.
7. Allow non-standard improvements (landscaping, rock, trees, and shrubs) within the right-of-way being Bledsoe Lane.

**DESIGN REVIEWS:**

1. Modifications to an existing manufacturing facility and recycling center building,
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Uniform Standard Drawing 222.1 (a 33% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2654 Bledsoe Lane & 5491, 5485, & 5475 Accurate Drive
- Site Acreage: 7
- Project Type: Recycling enter/materials recovery
- Building Height (feet): 46
- Square Feet: 60,951
- Parking Required/Provided: 101/35

Site Plans

The existing materials recovery facility and recycling center have existed on this site since 2006. The original project was approved in 2006 with UC-0178-06. The use permit had a review period and since an extension of time was not submitted, the application expired. In 2013, a new use permit was approved for a recycling center and materials recovery project and had no time limit for review. The plans currently depict a site that is divided between 2 separate parcels consisting of the following: 1) parking, office building, mechanic shop, and a modular office building on the northern portion; and 2) processing, baling, and storage on the southern portion. The site has 2 access points from Accurate Drive, which is a private street.

Landscaping

The plans depict existing street landscaping along Accurate Drive and parts of Tolentino Drive and Bledsoe Lane. No parking lot landscaping exists or is planned and is the subject of a waiver request.

Elevations

The materials recovery building is the primary building on the site and is made of prefabricated metal and is up to 46 feet in height. The office building is 16 feet in height and consists of decorative split-face block with a decorative metal roof. The mechanic shop is 26 feet in height and consists of decorative split-face block with a decorative metal roof.

Floor Plans

The plans depict a bale storage, clean area, processing area, chemical storage, boiler room, utility room, breakroom, conference room, and loading dock area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is to re-approve an existing materials recovery facility and recycling center. The existing building will be modified to provide for additional manufacturing space for processing as well as to accommodate truck loading and unloading docks with roll-up doors. The total square footage of the building will be 60,951 square feet at a maximum height of approximately 46 feet tall, which is consistent with the height of the existing building.

On the north side of Accurate Drive (APNs 140-16-310-010, 140-16-310-012, and 140-16-310-040), the applicant is proposing outside storage within trailers. The trailers will be delivered to and from the site by a dolly truck for staging in this area. The perimeter of the north side of the site will be surrounded by an 8 foot tall chain-link fence. The applicant is also requesting a design review to increase grade up to 4 feet where 3 feet is permitted. The fill occurs inside of the building footprint pad and is required for factory processing equipment clearance within the building needing to match the existing concrete pad grade.

The applicant also states that the request for a parking reduction will not impact the immediate area with 35 parking spaces where 101 parking spaces are required. The maximum number of employees per shift is 16, and if all employees drive and arrive at the same time during the shift change, a total of 32 parking spaces would be required.

The reduction in parking lot landscaping, off-site improvements, and non-standard improvements is the result of the applicant utilizing and re-using the existing conditions of the site, the applicant is not adding any parking lot landscaping. The reduction in throat depth and driveway width requests is because the applicant is re-using the site and is seeking to utilize the existing infrastructure on the site, including the current design of the driveway width, and related radii and throat depths.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0146-13	Allowed for a recycling center and materials recovery facility with waivers for reduced site (lot) area, reduced setback to a non-industrial use, alternative landscaping standards and reduced setback to a building; and design reviews for an office building, modular office building, and recovery facility building in conjunction with a recycling center and materials recovery facility	Approved by PC	June 2013

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0178-06	Allowed for a recycling center and materials recovery facility with waivers for reduced site (lot) area, reduced setback to a non-industrial use, alternative landscaping standards, and reduced setback to a building; and design reviews for an office building, modular office building, and recovery facility building in conjunction with a recycling center and materials recovery facility	Approved by PC	July 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	NA	M-1	Nellis AFB
West & North	Business Employment	M-2	Industrial

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

The request to reduce required parking to 37 spaces will not adversely impact the immediate area as Accurate Drive is a private street. The applicant has provided a parking analysis that shows the maximum number of employees at any given time working at the site will not exceed 16 on any given shift. A total of 32 parking spaces have been provided to ensure employee parking and accommodate shift changes. Staff does not anticipate any impacts to the surrounding area due to the limited access to employees only, and Accurate Drive is a private street. The operation is not open to the public and no goods and services will be sold that would require increased parking. Staff can support this request.

Waiver of Development Standards #2

The applicant is requesting to waive parking lot landscaping as there is an existing concrete pad that has been, and will be used for employee parking. The applicant is requesting to re-utilize these existing conditions. Review of the surrounding area shows parking areas with little to no

landscaping and this request is not unique to this site. Staff does not anticipate any real impacts to the surrounding area as all adjacent uses are industrial. Staff can support this request.

Waiver of Development Standards #3

Staff can support this request to waive the requirement to allow a non-decorative fence (chain-link) along the perimeter of the site. Along Bledsoe Lane the applicant is providing new landscaping that is 10 feet wide with the chain-link fence to be located behind the new landscaping. This will help shield or screen from the right-of-way any outside storage uses along Bledsoe Lane as this is a public right-of-way. A chain-link fence will also be installed along both Accurate Drive and Tolentino Drive, which are private streets and not open to the public. In addition, the adjacent uses are all industrial in nature and are not adjacent to any less intensive use. With the adjacent uses ranging from outside storage to automobile dismantling yards, staff does not anticipate any adverse effects. Staff can support this request.

Design Review #1

Staff finds the proposed use of a recycling center and materials recovery facility design is consistent with the existing and planned uses in the immediate area. The project will include additional landscaping where none has existed before and will help screen the use from the public right-of-way being Bledsoe Lane.

**Public Works - Development Review**

Waivers of Development Standards #4 & #5

Staff cannot support the reduction in throat depth, the increased driveway width, and the non-standard radii. Staff finds that the site allows for the minimum standards to be met and that no sufficient reason for the waivers has been provided.

Waiver of Development Standards #6a & #6b

Staff cannot support the waiver of off-sites on the private streets. The existing asphalt is cracking due to poor drainage caused by an inverted crown and lack of curb and gutter.

Waiver of Development Standards #6c

Staff cannot support the request to not install sidewalk and streetlights on Bledsoe Lane. Sidewalks on public streets provide safe pathways, which helps prevent pedestrians from walking on the asphalt pavement on the roadway. Streetlights not only provide safety for motorists, but they assist in providing security. Therefore, staff cannot support this request.

Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. The applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 of waivers of development standards #1, #2, #3, and #7, and design reviews; denial of waivers of development standards #4, #5, #6a, #6b, and #6c.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REPUBLIC RECYCLING SERVICES OF NEVADA, INC.

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

DRAFT



10/04/22 BCC AGENDA SHEET

LIGHT MANUFACTURING  
(TITLE 30)

MARION DR/HOLT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0450-STIMPSON KENNETH O:**

**ZONE CHANGE** to reclassify 0.9 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce height/setback ratio; 3) building design standards; and 4) allow modified driveway design.

**DESIGN REVIEWS** for the following: 1) warehouse and fabrication shop; and 2) alternative parking lot landscaping.

Generally located on the east side of Marion Drive, 155 feet north of Holt Avenue within Sunrise Manor (description on file). TS/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-20-610-040

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce side setback to 8.5 feet where 20 feet is the minimum per Table 30.40-5 (a 58% reduction).
2. Reduce the height/setback ratio adjacent to a single family residential development to the north to 8.5 feet where a minimum of 68 feet is required per Figure 30.56-10 (an 88% reduction).
3. Permit 2 non-decorative metal buildings where not permitted per Table 30.56-2A.
4. Reduce the departure distance from an intersection to a driveway along Marion Drive to 108 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 43% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2140 Marion Drive
- Site Acreage: 0.9

- Project Type: Proposed warehouse and fabrication shop
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 9,600 (total of 2 buildings)
- Parking Required/Provided: 15/18

#### Site Plan

The applicant is requesting a conforming zone change from R-E to M-D zoning for a warehouse building and fabrication shop. Both buildings are identical in size and are oriented in a north/south direction with the overhead roll-up doors provided on the east elevations of the buildings. The overhead roll-up doors do not face the public right-of-way. Parking for the facility is located on the south side of the parcel. The buildings are set back 36 feet from the west property line (Marion Road), 45 feet from the east property line, 8.5 feet from the north property line, and 62 feet from the south property line. Access to the project site is provided by 1 commercial driveway proposed along Marion Drive. The complex requires 15 parking spaces where 18 parking spaces are provided. This request also includes a waiver of development standards to reduce setbacks and driveway throat depth along Marion Road.

#### Landscaping

The street landscaping consists of a 15 foot wide area behind an existing attached sidewalk. A 5 foot to 8.5 foot wide landscape buffer per Figure 30.64-11 is proposed at the perimeter of the site. Along the row of parking stalls on the south side of the site, the applicant is not proposing landscape fingers. Instead, trees will be distributed within the street landscape planter on Marion Drive.

#### Elevations

The height of both buildings varies slightly from 17 feet to 26 feet and has been designed with a sloped roof for water runoff. The warehouse building will have 1 overhead roll-up door located on the east side of the building and the fabrication building will have an overhead roll-up door on both the east and west sides of the building. The materials will consist of vertical metal ribbed siding that will be painted with neutral earth tone color. Portions of the south front elevations include aluminum storefront door and window systems.

#### Floor Plans

Each building will be 4,800 square feet in size and consist of a warehouse area with incidental reception/office and restrooms.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that the design of this project complies with most zoning requirements and is appropriate because the buildings are aesthetically pleasing with improvements that exceed what is currently developed in the area. As for the waiver request, the applicant believes the reduced throat depth will not have an adverse effect on the area since there will not be substantial traffic

into the site. Also, the setback reductions will not adversely affect adjacent residences since most properties in this area are transitioning to light industrial uses.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0747-15	Reclassify this site to M-D zoning for an office/warehouse complex	Withdrawn	December 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	R-E	Single family residential
West	Business Employment	M-D	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

This request conforms to the Sunrise Manor Land Use Plan and complies with all applicable goals and policies for this type of development. The proposed zoning district is within the allowable range of intensity designated on the Land Use Plan. Furthermore, most of the area is planned for light industrial uses and will be transitioning to similar uses which makes this site harmonious with the future development in the area; therefore, staff can support the zone change 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.

Waivers of Development Standards #1 & #2

The applicant is requesting to have an 11.5 foot setback reduction along the north side of the development. Currently, there is an existing single family residence to the north. However, this area is planned for light industrial uses and will be transitioning to similar zoning in the near future; therefore, staff does not anticipate any adverse impacts from the setback reduction and can support this waiver request.

### Waiver of Development Standards #3

There are other non-residential developments in this area which have been allowed to have metal exteriors. Also, there are existing structures, both residential and non-residential, that do not comply with the current Title 30 requirements for design standards. The proposed buildings will be painted earth tones and will be consistent and compatible with other structures in this area; therefore, staff can support this waiver.

### Design Reviews #1 & #2

Within portions of the parking lot the site is not meeting Code by having a landscape finger every 6 spaces. To mitigate the elimination of three required landscape fingers, the applicant is proposing to distribute trees within the street landscape planter on Marion Drive. The proposed buildings and site layout also do not comply with all requirements of Title 30. However, the project is consistent and compatible with existing development in this area. Given the transition of this area from residential development to light industrial uses, and the compatibility with existing developments in this area, staff can support the design reviews.

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

#### Waiver of Development Standards #4

Staff has no objection to the reduction in the departure distance for the Marion Drive commercial driveway. The applicant can redesign the site to place the driveway farther north, however, it will still not meet the standard and the result would be a commercial driveway directly adjacent to a single family residence.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the

waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Marion Drive.

**Fire Prevention Bureau**

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

**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 #0337-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KENNETH STIMPSON**

**CONTACT: ROBERT MILK, 2140 MARION DR, LAS VEGAS, NV 89115**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-22-0450</u>      DATE FILED: <u>8-1-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>SUNRISE MANOR</u>      TAB/CAC DATE: <u>9-15-22</u></p> <p>PC MEETING DATE: _____      R.E to M.D (AE.GS/AP2-2)</p> <p>BCC MEETING DATE: <u>10-4-22</u>      TS      20-15-0747</p> <p>TEE: <u>\$2,200.00</u>      Business Employment</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Kenneth O Stimpson</u></p> <p>ADDRESS: <u>7723 Villa Andrade Ave</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89131</u></p> <p>TELEPHONE: <u>702-375-9565</u>      CELL: _____</p> <p>E-MAIL: <u>kennystimp@gmail.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Kenneth O Stimpson</u></p> <p>ADDRESS: <u>2140 Marion Dr</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89115</u></p> <p>TELEPHONE: <u>702-375-9565</u>      CELL: _____</p> <p>E-MAIL: <u>kennystimp@gmail.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Robert Milk</u></p> <p>ADDRESS: <u>2140 Marion Dr</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89115</u></p> <p>TELEPHONE: <u>702-985-3877</u>      CELL: <u>702-985-3877</u></p> <p>E-MAIL: <u>bmilk@cox.net</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 140-20-610-040

PROPERTY ADDRESS and/or CROSS STREETS: 2140 Marion Dr. , Holt / Marion

PROJECT DESCRIPTION: Warehouse and Fabrication Shop.

(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.

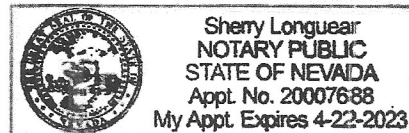
Kenneth O Stimpson      Kenneth O. Stimpson  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/7/2020 (DATE)

By Sherry Longuear

NOTARY PUBLIC: Sherry Longuear



\*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;

The zone change I am applying for is a confirming zone change. This property and general area have been planned for light industrial uses. The zone change is from RE to MD and I want to build two buildings for a steel fabrication shop. Two waivers of standards will be needed.

A waiver of Development standards for the Height setback ratio for Title 30, 30.56-10, 3:1 Setback Ratio: (building height x 3) minus (wall height x 3) = setback. (26x3) minus 6 x3) = 60 foot setback where 10 feet is provided. The building will not look out of place. There is a new property directly west of the property that is equally as tall. And also there are 2 warehouse buildings located at 2054 Marion Dr. that are as tall as we intend to build.

Also a waiver of Development standards to the setbacks on the North property line of 10' instead of the standard 20' setback will be needed. This will allow us to reduce the noise to the residential property to the North of the property. The South property owner has heavy trucks and equipment and the property development will not adversely affect his residence.

Also a waiver of Development standards for the point of tangent at the Marion/Holt intersection to the point of the curve for the driveway. The Standard Drawing Clark County Area 222.1 requires 190 feet from the point of tangent. We will be 108.04 feet. Even if we were to move the driveway, we could not meet the standard. We ask for this waiver as well, the latest industrial building to the west has an even shorter point of tangent on a much busier street that has been approved.

There is currently a residence on the site that will be demolished and replaced with two 4,800 sq. ft. buildings.

There are two identical pre-engineered steel structures going to be built on the property. Each proposed is 60' wide and 80' long. The maximum height of each building is 26'.

This property is in the Nellis AFB Airport Environs (APZ-2) which requires the approval of a special use permit. The business operation is not going to have many people coming and going from the property.(per code – limited to 25 people per hour.)

We will build with all other standards as approved by the current planning department. I believe this project will greatly enhance the neighborhood. The new development in the neighborhood has cleaned up our street and we feel this will continue that nice new look and hopefully more progress in the next few years.

Thank You



Kenneth Stimpson

10/04/22 BCC AGENDA SHEET

MOTEL  
(TITLE 30)

FREMONT ST/ATLANTIC ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-22-0475-RIZAL PROPERTIES LLC SERIES B:**

**ZONE CHANGE** to reclassify 1.0 acre from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

**DESIGN REVIEW** for a motel.

Generally located on the east side of Fremont Street, 910 feet southeast of Atlantic Street within Sunrise Manor. TS/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-01-202-001

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce required parking to 26 spaces where 33 spaces are required per Table 30.60-1 (a 21% reduction).

**LAND USE PLAN:**

SUNRISE MANOR - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2805 Fremont Street
- Site Acreage: 1
- Project Type: Motel
- Number of Stories: 2
- Parking Required/Provided: 33/26

**History and Site Plan**

The existing motel has been located on the property since 1957; however, due to a lapse in business license for transient use, the motel use is no longer a legal nonconforming use. The C-2 zoning will allow for more options as a permitted use. The existing motel is located along the northwest, north, and northeast property lines. Parking is located south and west of the building and access is from Fremont Street with 2 driveways.



Landscaping

Landscaping exists along the west (Fremont Street) and south property lines, and internal to the site. There are no proposed changes to the existing landscaping.

Elevations

The plans depict an existing 33 unit 2 story motel with stucco finish, a flat roofline, and columns along the front exterior with outside hallways.

Floor Plans

The plans depict floor plans often typical for motels and includes bathroom, wash area with office for employees and check-in/out, laundry room, reception room, and food preparation.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request for a zone change to C-2 will allow for the motel to be a permitted use and re-license this property as a motel for future commercial use. No new construction (building, landscaping, or otherwise) is proposed with this zone change. The zone change is to allow the property to be utilized as a motel as previously allowed but is no longer allowed under Title 30.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0363-17	Reduced setbacks and increased wall height, with a design review for a decorative block wall	Approved by PC	June 2017
VC-53-73	Construction of 1,000 square foot freestanding sign with height of 126 feet	Approved by BCC	June 1973

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Shopping center
South & East	Entertainment Mixed-Use	H-2	Retail & storage yard
West	City of Las Vegas	C-2	Retail

**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 C-2 zoning is compatible with the existing and approved land uses in the area. The H-2 district basically functions as a commercial zone in this area, but the uses must be approved by

special use permits. Staff supports the change from H-2 zoning, as the H-2 district is antiquated and is no longer approved. Therefore, staff finds the proposed zone change request is consistent and compatible with the area and is in support of this request.

#### Waiver of Development Standards

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

Staff understands the existing site constraints pose a challenge in attempting to comply with current land use regulations and standards. It is anticipated that many of the guests will not have vehicles, thus reducing the need to meet the required parking requirements. The original date of construction was 1957, under which parking regulations were different, and in addition, with the existing constraints on-site, staff can support the request for reduced parking.

#### Design Review

Staff finds that the request complies with Policy 6.1.6: Infill, Redevelopment, and Adaptive Reuse; whereby, the project encourages the adaptive reuse of existing vacant or underutilized buildings to encourage reinvestment and expand housing options and encourages site designs to be compatible with adjacent land uses. Architectural elements are also provided along all sides of the buildings with architectural treatments on all exterior elevations to eliminate blank elements along public rights-of-way and those areas visible to the public to improve visual quality. Staff can support this request.

#### **Staff Recommendation**

Approval.

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

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

##### **Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RIZAL PROPERTIES LLC SERIES B

**CONTACT:** RIZAL PROPERTIES LLC SERIES B, 3312 W. CHARLESTON BLVD, LAS VEGAS, NV 89102

DRAFT