



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 16, 2021

6:30pm

AGENDA

Note:

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

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

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

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

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

clearly state 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 September 2, 2021. (For possible action)
- IV. Approval of the Agenda for September 16, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

09/22/21 BCC

- 1. **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) **09/22/21 BCC**
- 2. **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) **09/22/21**
- 3. **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) **09/22/21**

10/05/21 PC

- 4. **AR-21-400133 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N.:**
USE PERMIT SECOND APPLICATION FOR REVIEW for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/jor/jo (For possible action)**10/05/21 PC**

5. **UC-21-0389-PALM 32 LLC:**
USE PERMIT for reduced separation to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced landscaping.
DESIGN REVIEW for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)**10/05/21 PC**

6. **UC-21-0422-CRYSTALS LLC:**
USE PERMIT to allow a single family attached residential structure.
DESIGN REVIEW for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)**10/05/21 PC**

10/06/21 BCC

7. **DR-21-0426-MILLER HARVEY M FAMILY TRUST & MILLER HARVEY M TRS:**
DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the south side of Lake Mead Boulevard, 180 feet east of Shatz Street within Sunrise Manor. MK/sd/jo (For possible action)**10/06/21 BCC**

VII. General Business: None

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

IX. Next Meeting Date: September 30, 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

September 2, 2021

MINUTES

Board Members:	Alexandria Malone – Chair – EXCUSED Briceida Castro– Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Max Carter- PRESENT Planning- Al Laird
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez, William Covington	

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 August 12, 2021 Minutes

Moved by: Mr. Carter

Action: Approved

Vote: 4-0/ Unanimous

IV. Approval of Agenda for September 2, 2021

Moved by: Mr. Carter

Action: Approved with Items 1,6 & 7 Being Held

Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & 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

Held Per Applicants Request

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

Moved by: Mr. Carter

Action: Denied per Staff Recommendations

Vote: 4-0/Unanimous

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 Unanimous within Sunrise Manor. MK/jor/jo (For possible action)09/21/21PC

Moved by: Mr. Thomas

Action: Denied

Vote: 4-0/Unanimous

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)09/22/21BCC

Moved by: Mr. Thomas

Action: Approved per Staff Recommendations

Vote: 4-0/Unanimous

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

Moved by: Mr. Thomas

Action: Approved Per Staff Recommendations

Vote: 4-0/Unanimous

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

Held Per Applicants Request

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 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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 #)	STAFF APP. NUMBER: <u>ET-21-400116</u> DATE FILED: <u>7/19/21</u> PLANNER ASSIGNED: <u>JG-H</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>
	PROPERTY OWNER NAME: <u>Alondra E. Cisneros, Et Al</u> ADDRESS: <u>1649 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>
	APPLICANT NAME: <u>Alondra E. Cisneros</u> ADDRESS: <u>1649 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 #: _____
	CORRESPONDENT 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: 1649 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.

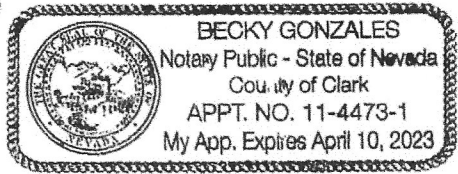
Alondra E. Cisneros
 Property Owner (Signature)*

Alondra Cisneros
 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: _____



*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

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)

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 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 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)

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,
SUITE 140-C, LAS VEGAS, NV 89130

10/05/21 PC AGENDA SHEET

FOOD CART
(TITLE 30)

LAKE MEAD BLVD/CHRISTY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400133 (UC-19-0359)-FLORES-RODRIGUEZ, MIGUEL & LOPEZ-MAYORGA, INGRIS N.:

USE PERMIT SECOND APPLICATION FOR REVIEW for landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building on a portion of 0.8 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Lake Mead Boulevard, 420 feet east of Christy Lane within Sunrise Manor. TS/jor/jo (For possible action)

RELATED INFORMATION:

APN:

140-21-701-010 ptn

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5567 E. Lake Mead Boulevard
- Site Acreage: 0.8 (portion)
- Project Type: Food cart/trailer
- Building Height (feet): 8.5
- Square Feet: 128 (cart/trailer)
- Parking Required/Provided: 8/12

History

The site was previously approved to allow a food cart (taco cart/trailer) on-site via UC-19-0359. The applicant was conditioned to commence within 1 year and review landscaping. Subsequently, AR-20-400061 was approved as the first application for review, and the applicant was conditioned to complete the landscaping by June 30, 2021 and review the site as a public hearing. The applicant is requesting a second review of the site.

Site Plans

The previously approved site plan allowed a 16 foot by 8 foot food cart (taco cart/trailer) located outdoors which would occupy 2 parking spaces in the parking lot of an existing 1,961 square

foot retail store on a C-1 zoned portion of the subject parcel. The approved plans depict the food cart/trailer on the northeast corner of the existing building, which is located on the southwest part of the C-1 zoned portion of the site. The food cart/trailer is set back approximately 53 feet from the east property line and approximately 59 feet from the west property line. Access to the site is via Lake Mead Boulevard.

Landscaping

Per the submitted photos, the applicant planted shrubs and new trees adjacent to Lake Mead Boulevard.

Elevations

The photos submitted show an approximate 8.5 foot tall food cart/trailer, which resembles a traditional mobile vendor that is on a chassis and mounted on wheels and hauled by a vehicle. The food cart is constructed of metal and aluminum siding.

Floor Plans

The food cart/trailer is 128 square foot self-contained trailer which has a refrigerator, handwashing sink, cooking sink, stove, griddle, steam table, and counter tops. No changes to the food cart are a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-20-400061 (UC-19-0359):

Current Planning

- Until June 30, 2021 to complete the landscaping and review as a public hearing.
- 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.

Listed below are the approved conditions for UC-19-0359:

Current Planning

- 1 year to commence and review landscaping;
- Street landscape areas to include shrubs per Figure 30.64-13;
- No setting up of chairs or tables;
- 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.

Signage

The food cart/trailer has a sign that depicts the varieties of food that can be purchased from the truck along with the name of the business. The west and east sides have lettering depicting food types for purchase. No additional signs are a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant states that they have complied with all of the conditions of approval. The applicant has also planted shrubs and trees within the landscape planter adjacent to the right-of-way (Lake Mead Boulevard). The site has been well maintained and clean for the applicant's patrons.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-20-400061 (UC-19-0359)	First application to review landscaping in conjunction with a food cart (taco cart/trailer) not located within an enclosed building	Approved by PC	August 2020
UC-19-0359	Food cart/trailer	Approved by PC	June 2019
UC-0617-17	Food cart - expired	Approved by PC	September 2017
UC-0122-08	Watchman's manufactured home and design review for the manufactured home - expired	Approved by BCC	December 2008
ZC-1591-00 (ET-0266-03)	First extension of time to reclassify the subject property from R-2 to C-1 zoning for a flower shop and temporarily waived landscaping - expired	Approved by BCC	December 2003
ZC-1591-00	Reclassified the subject property from R-2 to C-1 zoning for a flower shop and temporarily waived landscaping	Approved by BCC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential High (from 8 to 18 du/ac)	C-2	Commercial/retail center
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Developed & undeveloped
East	Residential Urban Center (from 18 to 32 du/ac)	R-3	Single family residential
West	Residential High (from 8 to 18 du/ac)	R-2	Undeveloped

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 for an application for review 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 since the original approval. Staff finds that since the applicant has commenced the use, and committed to maintaining the area, planted new landscaping adjacent to the right-of-way (Lake Mead Boulevard), submitted a landscape inspection to planning staff which was approved, and there are no active zoning violations on-site, staff can support this request and remove the time limit for review.

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

- Remove the time limit for review.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LUCIA CONDE BARAJAS

CONTACT: EILEEN PERALTA, 4660 S EASTERN AVE, STE 105, LAS VEGAS, NV
89119



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-19-0359 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-21-400133</u> DATE FILED: <u>8/10/21</u> PLANNER ASSIGNED: <u>JOK</u> TAB/CAC: <u>SUNRISE</u> TAB/CAC DATE: <u>9/16/21</u> PC MEETING DATE: <u>10/5/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Miguel Flores Rodriguez</u> ADDRESS: <u>1359 Mount Hood St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>(702) 205-5179</u> CELL: <u>(702) 306-1730</u> E-MAIL: _____
	APPLICANT NAME: <u>CB Corporation</u> ADDRESS: <u>4660 S. Eastern Ave. Ste. 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 716-6158</u> CELL: _____ E-MAIL: <u>lnlucycoba@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Eileen Peralta</u> ADDRESS: <u>4660 S. Eastern Ave. Ste. 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 489-9400</u> CELL: _____ E-MAIL: <u>em_latin@yahoo.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-21-701-010

PROPERTY ADDRESS and/or CROSS STREETS: 5567 E. Lake Mead Blvd. Las Vegas, NV 89156

PROJECT DESCRIPTION: El Grullense

(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.

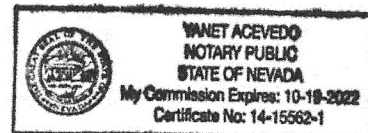
Miguel Flores Rodriguez
Property Owner (Signature)*

Miguel Flores Rodriguez
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06/17/2021 (DATE)

By Miguel Flores Rodriguez
NOTARY PUBLIC: Eileen



*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.

El Grullense

5567 E. Lake Mead Blvd.
Las Vegas, NV 89156

June 25, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155-1744

AR-21-400133

PLANNER
COPY

I am writing this justification letter requesting another 1 year application review. I started my mobile food vendor business 2 years ago and have complied with all the conditions Clark County Comprehensive Planning required. My food trailer El Grullense is located at 5567 E. Lake Mead Blvd., Las Vegas, Nevada 89156.

Please consider approving my application review I believe that my food is very good and has benefited the surrounding area especially for the surrounding residents that stop by for a quick bite or take out good food at a reasonable price. The operating hours are 9:00am – 10:00pm.

My taco trailer has vitalized the area. I only occupy 2 parking spaces which do not interfere with the existing business as their hours of operation are Monday – Friday from 6:00am – 1:00pm. There are extra parking spaces more than the ones required by the county for the building. I have been maintaining the area clean and safe for my customers.

If you have any questions or need further information please contact Eileen Peralta at (702) 489-9400.

Respectfully,

Lucia Conde Barajas

President

10/05/21 PC AGENDA SHEET

WAREHOUSE EXPANSION
(TITLE 30)

ST. LOUIS AVE/PALM PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0389-PALM 32 LLC:

USE PERMIT for reduced separation to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks, and 2) reduced landscaping.

DESIGN REVIEW for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-01-712-002; 162-01-712-004

USE PERMIT:

Reduce the separation for light manufacturing to a residential use to 1 foot where 600 feet is required per Table 30.44-1 (a 99.8% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the setbacks for a wall to a non-industrial use to 1 foot where 20 feet are required per Table 30.40-5 (a 98% reduction).
 - b. Reduce the height setback ratio to residential to 1 foot where 87 feet are required per Figure 30.56-10 (a 98.8% reduction).
 - c. Reduce the setback to a street to 10 feet where 20 feet is required per Table 30.40-5 (a 50% reduction).
2.
 - a. Eliminate landscape buffer between an industrial use and a residential use where required per Figure 30.64-11 (a 100% reduction).
 - b. Reduce street landscaping to 10 feet where 15 feet is required with attached sidewalk per Chapter 30.64.030 (a 33.3% decrease).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3250 Palm Parkway
- Site Acreage: 1.8
- Number of Lots: 2
- Project Type: Warehouse expansion
- Number of Stories: 1
- Building Height (feet): 35 (warehouse expansion)/19 (workshop)
- Square Feet: 17,810 (building expansion)/3,000 (workshop)
- Parking Required/Provided: 65/68

Site Plans

The plans show an existing 22,664 square foot light manufacturing warehouse building with a 1,040 square foot office on the south side of the warehouse building. The proposed 17,810 square foot addition is located on the north side of the existing warehouse building. A 3,000 square foot workshop building is located on the southwest side of the site. The workshop is where assembly and staging will occur, which may happen outside. Parking is located north of Palm Parkway on the south side of the site with additional parking located south of the office portion of the warehouse and also located along the eastern side of the warehouse building. The proposed expansion will have a 1 foot setback to the residential property to the north and the building will have a 10 foot setback to St. Louis Avenue to the west. The site will include a 6 foot high block wall with wrought iron top located along the perimeter of the site. Gated access to the site will be from the western end of Palm Parkway and the southeastern corner of the site from Palm Parkway.

Landscaping

The plans show a proposed 10 foot wide landscape area along St. Louis Avenue with the landscaping on the interior side of the proposed wall. Existing 4 foot wide landscaped areas are located on the south side and the west side of the site. The required landscape buffer adjacent to the residential use to the north of the site has been requested to be eliminated.

Elevations

The elevations indicate that the proposed 35 foot high building expansion will match the existing exterior of the concrete tilt-up construction, a matching earth tone color. A roll-up door with an additional 2 pedestrian doors will be located on the east side of the building expansion area. The workshop will be a 19 foot high metal building with a roll-up door on the west side and a pedestrian door on the south side of the building.

Floor Plans

The plans indicate that the proposed warehouse expansion area and the workshop will be an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed design of the site is to facilitate the existing convention exhibit vendor and display company. The waivers for separation and landscaping are an effort to mitigate the homeless issue in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0643-09	Vacated a right-of-way between Mojave Road and Palm Street	Approved by PC	December 2009
DR-193-95	Auto paint and body shop in conjunction with an auto dealership (included the parcel to the west)	Approved by PC	March 1995
ZC-1112-94	Reclassified approximately 6 acres from H-2 to M-1 and C-2 zoning for an auto repair, auto body and paint shop, and an outside storage yard	Approved by BCC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family residential
South	Commercial General & Business and Design/Research Park	C-2 & M-1	Auto dealership & auto repair shop
East	Business and Design/Research Park	M-1	Industrial
West	Business and Design/Research Park	M-1	Auto dealership

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning

Use Permit and Waivers for Development Standards

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.

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 use permits and waivers of development standards to ensure compatibility with existing and planned development in the area. Setbacks and separations help to preserve the integrity of an area in addition to mitigating possible safety issues. The existing and proposed building expansion with reduced landscaping and reduced setbacks is consistent for the area. The proposed expansion of the existing building is approximately 85 feet from the residential multiple family buildings to the north of the site. The building expansion setback would be 1 foot from the property line, which is not typical for the area. The warehouse building to the east of the site has a 20 foot setback from the north property line and is set back 90 feet from the residential buildings on the property to the north. The proposed use permit and waivers of development standards are not consistent with the surrounding area and staff finds that there will be negative impacts on the surrounding area. The applicant has not provided justification to support the reduction of landscaping and reduced use separations; therefore, staff cannot support these requests.

Design Review

Urban Specific Policies within the Comprehensive Master Plan encourage site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower intensity. Thoughtful site design taking into account the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with parts of the Comprehensive Master Plan. Approval of the design review is contingent upon the approval of the use permit and waivers of development standards. Staff finds that the proposed use permit and the waivers of development standards are not consistent with the area; therefore, cannot support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance.

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: PALM 32 LLC

CONTACT: BARTCO DESIGN AND CONSTRUCTION, 2980 SUNRIDGE HEIGHTS
PKWY, #160, HENDERSON, NV 89052

DRAFT

10/05/21 PC AGENDA SHEET

SINGLE FAMILY ATTACHED
(TITLE 30)

PALM ST/CEDAR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0422-CRYSTALS LLC:

USE PERMIT to allow a single family attached residential structure.

DESIGN REVIEW for a single family attached structure on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Palm Street, approximately 380 feet north of Cedar Street within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-01-510-023

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1032 Palm Street
- Site Acreage: 0.1
- Number of Lots/Units: 1 (lot)/2 (units)
- Project Type: Single family attached residential
- Number of Stories: 2
- Building Height (feet): 24.5
- Square Feet: 1,689 (each unit)

Site Plans

The plans depict a proposed single family attached residential structure on a double frontage lot. The lot has access from both Taggart Street and Palm Street. The surrounding neighborhood is a mix of single and 2 family residential uses. One unit will face Taggart Street and the other will face Palm Street. The total lot size is approximately 5,000 square feet. Due to Title 30 regulations, this lot cannot be subdivided and will remain as 1 lot with 2 attached single family units under 1 ownership. Each unit will have a concrete driveway and will have landscaped areas in the front yard and along the side yards. An existing CMU screen wall will remain along the north property line.

Landscaping

The plans depict landscape areas in the front and side yards, including trees, groundcover, and shrubs.

Elevations

The plans depict a single family attached residential structure with a pitched roofline, garage doors, stucco finish, and title roof. Architectural enhancements are shown on the elevations.

Floor Plans

The plans depict attached single family residences with the main level having the living rooms, dining rooms, kitchens, laundry's, and powder rooms. The upstairs includes 3 bedrooms, bathrooms, linen closets, and hallways.

Applicant's Justification

The applicant states that the proposed attached single family residences will provide for more affordable housing in the County. The applicant is looking to expand affordable housing options within Clark County and the proposed attached single family residences in R-2 zoning will have minimal affects on the surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0512-02	Vacated and abandoned right-of-way	Approved by PC	May 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential High (from 8 to 18 du/ac) (Medium Density Residential) (8 du/ac)	R-2	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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.

Staff finds the proposed single family attached residences within an established R-2 zone will have minimal impacts to the surrounding area. The lot is a double frontage lot that supports 2 units with their own ingress/egress and driveways. The proposed residence in part adheres to

Housing Element IV, Policy 1 which states, diversify housing options to meet the needs of residents and future residents, and Urban Specific Policy 4 which states, to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area.

Other adjacent properties are single family attached residential and the property immediately to the north was approved for a two-family duplex (UC-0187-95). The use as proposed by the applicant is similar to the residence to the north and is compatible with the immediate neighborhood. The residential design incorporates typical single family residential features, including a pitched roof line, front and side yards, and 2 car driveways. Architectural enhancements are provided on the sides of the proposed residences and are compatible with the surrounding residential development within the area. Therefore, staff recommends approval of both these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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: THOMAS MCCLEISTER

CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV
89074

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0422</u> DATE FILED: <u>8/9/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>9/16/21</u> PC MEETING DATE: <u>10/15/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,350</u>		
		PROPERTY OWNER	NAME: <u>Crystals LLC</u> ADDRESS: <u>2831 Amour Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702 401 6205</u> CELL: _____ E-MAIL: <u>RODOLFOGUTIERREZ483@YAHOO.COM</u>	
			APPLICANT	NAME: <u>Thomas McCleister</u> ADDRESS: <u>1904 Tomahawk Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>7022754456</u> CELL: <u>7022754456</u> E-MAIL: <u>thomas.mccleister@gmail.com</u> REF CONTACT ID #: _____
				CORRESPONDENT

ASSESSOR'S PARCEL NUMBER(S): 162-01-510-023

PROPERTY ADDRESS and/or CROSS STREETS: Palm and Olive Street

PROJECT DESCRIPTION: Convert existing single family site to allow for duplex use

(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.

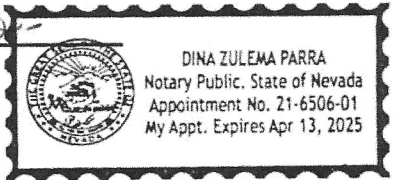
Rosario Gurrea
 Property Owner (Signature)*

Rosario Gurrea
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4-27-21 (DATE)

By Rodolfo Gutierrez
 NOTARY PUBLIC: [Signature]



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

JUSTIFICATION LETTER

August 2, 2021

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

UC-21-0422

RE: Design Review Request
Single Family, Attached Residences
1032 Palm Street
Las Vegas, NV 89104

To Whom It May Concern:

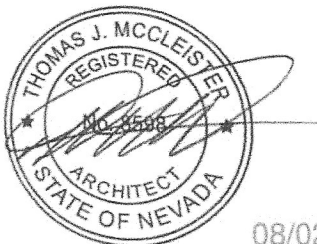
We are hereby requesting a Use Permit and Design Review to grant the owner permission to construct a Single family, attached residence on this site which is currently zone R-2.

The surrounding area currently provides multiple Single family, Attached residences. This project is planned to fit in to the current landscape and design of the area. The owner is looking for provide lower income families the opportunity to own a home by dividing the lot in two and sharing the costs between the two residences. The lot will be subdivided in half along the rear property line for the Single Family, attached development.

We feel the approval of this Single family, attached project would not negatively affect the area. We feel it would provide an updated and fresh feel to the neighborhood. In addition it would provide housing to two families.

At this time, we kindly request your approval for the Use Permit and the Design Review.

Thank you for your time.



08/02/2021

Thomas McCleister
TJM Studios
702-275-4456

10/06/21 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

LAKE MEAD BLVD/SHATZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0426-MILLER HARVEY M FAMILY TRUST & MILLER HARVEY M TRS:

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

Generally located on the south side of Lake Mead Boulevard, 180 feet east of Shatz Street within Sunrise Manor. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-22-713-006

DESIGN REVIEWS:

1. Vehicle wash.
2. Increase finished grade to 43 inches where 18 inches is the standard per Section 30.32.040 (a 139% increase).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,743
- Parking Required/Provided: 5/6

Site Plans

The plans depict a proposed vehicle wash along the eastern portion of the parcel. In the center portion of the parcel will be covered vacuum stations that are approximately 20 feet in length and 13 feet in width. The site design includes 1 vehicular loop which flows in a counterclockwise direction with vehicles entering the establishment along the west property line. Once a patron

exits the vehicle wash tunnel, they can either exit the site or U-turn towards the 7 vacuum stations. Existing cross-access is shown with the east and west properties.

Landscaping

The plan depicts an existing 10 foot wide landscape area along Lake Mead Boulevard behind an attached sidewalk. The plan also depicts perimeter landscaping areas, up to 7.5 feet in width along the east property line and up to 4 feet in width along the west property line. In addition, a 10 foot wide landscape area is shown along the south property line, all which will help buffer the use from adjacent properties. There is also internal and parking lot landscaping shown on the plans.

Elevations

The plans depict a commercial vehicle wash that will be approximately 18 feet in height for the pay stations with the vehicle wash building being up to 35 feet with parapet walls. Materials include CMU with white finish, clay thin brick, metal panel over wood framing with roll-up doors at each end of the wash tunnel.

Floor Plans

The plans depict a vehicle wash facility that includes an equipment/electrical room, breakroom, office, customer service lobby, restroom, vending room, and car wash tunnel and equipment.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that an increase in the finished grade to the existing topography of the property is needed to accommodate the existing pad heights of the surrounding properties to allow for the appropriate drainage for the project. In addition, the applicant states that the vehicle wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers from washing their cars in their own driveways, saving thousands of gallons of water a year. The proposed vehicle wash will not increase the traffic flow along Lake Mead Boulevard as it is already a heavily travelled street. Rather, the facility will simply act as an impulse stop for customers travelling along Lake Mead Boulevard. Furthermore, placing the vehicle wash adjacent to the existing gas station will help with convenience for its customers, as many travelers tend to wash their cars while getting gas.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1951-05 (ET-0393-07)	First extension of time for a design review for a car wash - expired	Approved by BCC	January 2006
DR-1951-05	Car wash - expired	Approved by BCC	January 2006
UC-0591-04	Tire sales and installation	Approved by PC	May 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Shopping center
West, South, & East	Commercial General	C-2	Commercial uses/undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The site plan and landscape plan depict design elements that help provide a visual and auditory buffer from the vehicle wash to the existing uses. Most of the adjacent uses are commercial so the proposed use as designed will have minimal impacts to the surrounding neighborhood. Required parking is provided along with modern aesthetic design materials including desert color scheme. The kiosk pay station is set back from Lake Mead Boulevard at approximately 235 feet, thus limiting potential vehicle stacking and internal traffic circulation conflicts. Customers also have cross-access with the existing convenience store and gas station to the east, which are often associated with vehicle wash uses.

Staff finds that the proposed vehicle wash complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. Therefore, staff can support the design review request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- 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)

- 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 #0330-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TERRA INNOVATIONS, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

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702.792.7000

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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Design Review and Waiver*
APN 140-22-713-006
S.T. Enterprises – Wow Car Wash

DR-21-0426

To Whom It May Concern,

This firm represents S.T. Enterprises (the "Applicant") in the above referenced matter. This application is a request for a special use permit and design review to allow for a car wash facility for property located on .96 acres near the corner of Shatz Street and Lake Mead Boulevard ("Property"). The Property is more particularly described as Assessor's Parcel Number 140-22-713-006. The Property is zoned General Commercial (C-2) and master planned Commercial General (CG).

Car wash facilities are conditional uses within C-2 zoned properties with a 200-foot distance separation requirement from residential uses. The Property is located on Lake Mead Boulevard, a heavily travelled, 100-foot right-of-way and sits between an existing convenience store and gas station to the west and an auto repair facility to the east. The property to the south is split zoned, with the northern half being C-2 and the southern half R-D.

Because the site is located on a busy right-of-way and not directly adjacent to residential, the Site is an ideal location for a car wash. The Applicant currently has six (6) existing car wash locations within the City of Las Vegas, Henderson and Clark County and looks forward to expanding their business at this location.

The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year. The proposed car wash will not increase the traffic flow along Lake Mead Boulevard as it's already a heavily travelled street. Rather, the facility will simply act as an impulse stop for customers travelling along Lake Mead. Furthermore, placing the car wash adjacent to the existing gas station will help with convenience for its customers, as many travelers tend to wash their cars while getting gas.

The proposed car wash includes a 3,370 square foot car wash tunnel and eighteen (18) vacuum bays. The building will be a maximum of 35-feet and comprised of metal panel CMU,

brick and decorative masonry. The car wash tunnel will be located on the east side of the Property. The Applicant is providing the required number of parking spaces.

Due to the restrictions of the infill nature of the Property, the Applicant is requesting a setback waiver along a portion of the western property line to 0-feet where 10-feet is required for the proposed canopy of the pay station and a setback waiver along a portion of the eastern property line to 2-feet where 10-feet is required for the car wash tunnel. Because the adjacent uses are intense in nature (gas station and auto repair shop), the reduced setback of the proposed car wash will not negatively impact the adjacent properties. Additionally, more intense reduced setback requests were approved for the existing mini storage facility just three lots to the east (APN 140-22-715-008). A reduced setback to 1-foot from existing commercial was approved and a waiver of the residential adjacency setback requirements was approved. Therefore, the reduced setback requests for the current application are comparable based upon previously approved waivers for the mini storage. Finally, the development of the Property will provide a benefit to the surrounding community as a whole as vacant lots tend to bring trash and illegal parking and dumping.

Finally, the Applicant is requesting a design review to allow for increased finished grade of up to 3.5-feet where 18 inches is permitted. Due to the existing topography of the Property and the need to accommodate the existing pad heights of the surrounding properties to allow for the appropriate drainage for the project, the increase is required for development.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson