



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 26, 2024

6:30pm

AGENDA

Note:

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

Board/Council Members: Harry William, Chair
 Sondra Cosgrove, Vice-Chair
 Paul Thomas, Member
 Earl Barbeau, Member
 Stephanie Jordan, Member

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

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

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

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

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

- III. Approval of Minutes for September 12, 2024. (For possible action)
- IV. Approval of the Agenda for September 26, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action).

VI. Planning and Zoning

10/15/24 PC

- 1. **ET-24-400095 (WS-22-0080)-MCCALL, DEBRA L.:**
WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** reduce setbacks; and **2)** reduce building separation on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/kh (For possible action) 10/15/24 PC
- 2. **WS-24-0326-TORRES, ELISA & JAIME GARCIA:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setback for an attached carport; and **2)** increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Skyview Drive, approximately 531 feet west of Arden Street within Sunrise Manor. TS/dd/syp (For possible action)10/15/24 PC

10/16/24 BCC

- 3. **UC-24-0460-GONZALEZ, DIMAS:**
USE PERMITS for the following: **1)** stable (residential); **2)** livestock (small); **3)** livestock (medium); and **4)** livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow accessory structures prior to the principal structure; **2)** reduce building separation; **3)** allow a non-decorative fence in the front yard; **4)** eliminate street landscaping; **5)** full off-site improvements; and **6)** allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action) 10/16/24 BCC

VII. General Business:

Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Sunrise Manor TAB for a two-year (2-year) term beginning January 2025 (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: October 10, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd Las Vegas, NV 89142

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair

MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager



Sunrise Manor Town Advisory Board

September 12, 2024

MINUTES

Board Members:	Harry Williams – Chair –EXCUSED	Stephanie Jordan –PRESENT
	Sondra Cosgrove-Vice Chair-PRESENT	Paul Thomas-Member-EXCUSED
	Earl Barbeau-Member – PRESENT	
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	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 the August 29, 2024 Minutes

Moved by: Ms. Jordan

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for September 12, 2024

Moved by: Mr. Barbeau

Action: Approved with the Review of Budget requests under information items held to the next meeting.

Vote: 3-0/Unanimous

V. Informational Items: None

BOARD OF COUNTY COMMISSIONERS

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

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

KEVIN SCHILLER, County Manager

VI.

Planning & Zoning

10/01/24 PC

1. **UC-24-0414-COLLINS K12, LLC:**
USE PERMIT for an office.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for a proposed office building on 1.39 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Flossmoor Street, 660 feet north of Alexander Road within Sunrise Manor. MK/jor/syp (For possible action) **10/01/24 PC**

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 3-0/unanimous

2. **VS-24-0426-GROUP XIII PROPERTIES LP:**
VACATE AND ABANDON a portion of right-of-way being Marion Drive located between Cheyenne Avenue and Colton Avenue; and a portion of right-of-way being Colton Avenue located between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/nai/syp (For possible action) **10/01/24 PC**

Moved by: Ms. Jordan

Action: APPROVED per staff recommendations

Vote: 3-0/unanimous

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be September 26, 2024

X. Adjournment
The meeting was adjourned at 7:38 pm

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

10/15/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400095 (WS-22-0080)-MCCALL, DEBRA L.:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** reduce setbacks; and **2)** reduce building separation on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Sahara Avenue, approximately 150 feet west of Abarth Street within Sunrise Manor. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-04-810-026

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side yard setback for an accessory structure to 3 feet 10 inches where 5 feet is required per Table 30.40-2 (a 24% reduction).
 - b. Reduce the rear yard setback for an accessory structure to 3 feet 11 inches where 5 feet is required per Table 30.40-2 (a 22% reduction).
 - c. Reduce the setback to a right-of-way to 3 feet 11 inches where 10 feet is required per Section 30.56.040 (a 60% reduction).
2. Reduce the required separation between a proposed accessory structure and the patio cover to zero feet where 6 feet is the standard per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5475 Consul Avenue
- Site Acreage: 0.2
- Project Type: Accessory structure
- Building Height (feet): Up to 14
- Square Feet: 2,170 (residence)/180 (accessory structure)/180 (patio cover #2)/884 (patio cover #1)

Site Plan

The approved plans depict an existing single-family residence located along Consul Avenue with an accessory structure, swimming pool, and patio covers. Access to the property is from Consul Avenue.

Landscaping

Landscaping is not provided or required with this application.

Elevations

The approved plans depict an open patio cover attached to the main residence (Patio #1), an enclosed accessory structure and an open attached patio cover (Patio #2). The accessory structure that is attached to the main residence is approximately 7 feet in height with a solid panel roof and lattice trim. The accessory structure is constructed of aluminum wood panels with solid panel roof, lattice tubes, and architectural enhancements, including window and a door on the eastern exterior. The patio cover (Patio #2) that is attached to the accessory structure has a solid panel roof with lattice columns and flat roofline.

Floor Plans

The approved plans depict a floor plan for the accessory structure with bedroom and closet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400080 (WS-22-0080):

Comprehensive Planning

- Until April 19, 2024 to complete the building permit and inspection process with any extension of time to be a public hearing.
- 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.

Listed below are the approved conditions for WS-22-0080:

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 imply approval of any other county issue permit, license, or approval; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to 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.

Applicant's Justification

The applicant states that the original contractor who built the accessory structures can no longer assist the property owner with completing the building permits. As a result, the original engineer has been tasked to assist the property owner to complete the permitting process. Per the submitted justification letter, the applicant states that they have been in constant communication with Building Department staff since March of 2023 to address various issues regarding structural, zoning, and architectural comments. The applicant is requesting a second extension of time in order to complete the building permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400080 (WS-22-0080)	First Extension of time to reduce setbacks for accessory structure and reduce building separation	Approved by PC	July 2023
WS-22-0080	Reduced setbacks for accessory structure and reduce building separation	Approved by PC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE20-11570 is an active Public Response Office case at this property for setback violations and accessory structures constructed without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the applicant has an active building permit (BD21-02026). In 2023, the applicant asked for an extension of time due to communication issues with the contractor. The first extension of time was approved in July 2023 by the Planning Commission with a condition to complete the building permit and inspection process by April 19, 2024.

Staff can support this extension of time request understanding that the applicant is still having complications with finding contractor to finish the project; however, this is their second extension of time with the same justification. Therefore, staff may not be able to support a future extension of time request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 19, 2025 to complete the building permit and inspection process.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOHN KUBOTA

CONTACT: JOHN KUBOTA, 5985 HAUCK STREET #104, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-04-810-026

PROPERTY ADDRESS/ CROSS STREETS: 5475 Consul Avenue Las Vegas NV 89142

DETAILED SUMMARY PROJECT DESCRIPTION

Applying for second extension of time
for WS-22-0080

PROPERTY OWNER INFORMATION

NAME: Debra McCall
 ADDRESS: 5475 Consul Avenue
 CITY: Las Vegas
 TELEPHONE: _____ CELL 702-675-3356 STATE: NV ZIP CODE: 89142
 EMAIL: Debra.McCall718@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: John Kubota
 ADDRESS: 5895 Hauke St Sub #104
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-367-2000 CELL 702-367-7800 EMAIL: kubota-engr@aol.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as Applicant
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Debra McCall Debra McCall 7/30/24
 Property Owner (Signature) Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC
					<input type="checkbox"/> WS
					<input type="checkbox"/> ZC
					<input type="checkbox"/> OTHER _____

APPLICATION # (s) ET-24-400095

PC MEETING DATE 10/15/2024

BCC MEETING DATE _____

TAB/CAC LOCATION Sunrise Manor DATE 9/20/2024

ACCEPTED BY NAT

DATE 09/20/2024

FEES \$800.00

ET-24-400095

KUBOTA & ASSOCIATES ENGINEERS, LTD

5985 HAUCK # 104
Las Vegas, NV 89118

(702) 367-2800
kubotaenr @ AOL.com

To: Clark County
Re: 5475 Consul Ave Additions
Attn:
PAC No.: BD21-02026
Project No.: 21-006

August 8, 2024

Dear Sirs:

Please give the McCal residence at 5475 Consul an addition to the time allowed to get approval of the addition to the house, and other building on the lot. The person doing the architectural is no longer able to complete the work that was started and I am trying to finish this work. I am learning as I go and it is not going smoothly. We are working at all parts required. I feel we are very close to completion.

I have tried to answer all questions for the different parts of the plans check review, I have general, structural, zoning and architectural letters. As the Project Number - 21-006 would indicate, we have been working on this project since early 2021. I have sent correction letters to Ami Corn at Clark County Building Department on March 30, 2023, April 7, 2023, May 24, 2023, October 31, 2023 and December 19, 2023 addressing various issues she had with this project. I am still not sure if the accessory building is new or existing. Then we have more recent letters to you on July 2, 2024, and August 6, 2024.

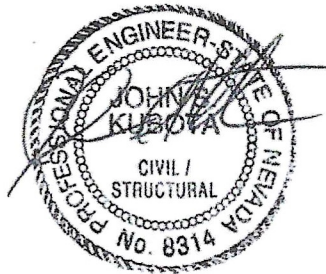
If you have any questions, or if we may be of further assistance, please contact this office.

Sincerely,

8/8/2024

John S. Kubota P.E. S.E.

File: C:/mydocuments/letters/210069



JOHN S. KUBOTA
Digitally signed by JOHN S. KUBOTA
Date: 2024.08.08 10:28:41 -07'00'

NEVADA ENG. LICENCE
#8314 EXP. JUNE 2025

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0326-TORRES, ELISA & JAIME GARCIA:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setback for an attached carport; and 2) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Skyview Drive, approximately 531 feet west of Arden Street within Sunrise Manor. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

161-05-213-030

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an attached carport to zero feet where 20 feet is required per Section 30.02.06 (a 100% reduction).
2. Increase the hardscape area within the front and side yards to 100% where 60% is the maximum allowed per Section 30.04.01D (a 67% increase).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4497 Skyview Drive
- Site Acreage: 0.16
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 9 (carport)

Site Plan

The plan depicts an existing carport attached to the front of a single-family residence. The carport is being depicted as 28 feet wide and 19 feet long and is attached to the northern portion of the home. This addition to the home has reduced the front setback to zero feet. There is an additional shade structure in the front yard attached to the carport and the house. This portion is shown as 8 feet long and 8 feet wide.

Landscaping

Photos of the property show the front and side yards being completely covered by concrete and paving stones. There are no changes proposed to the property with this application.

Elevations

The plans depict the carport and the attached shade structure as 9 feet tall at their highest points. Photos of the carport and shade structure show them both being constructed of a steel frame and corrugated metal panels for the roofing. The colors match the existing residence, but the building materials do not.

Applicant's Justification

The applicant states they did not know that they needed permits for constructing the carport, and it was done to help shield their vehicles from the sun. Additionally, the applicant states that all of the landscaping was removed and replaced with hardscape to save water and keep their property clean.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

Code enforcement case (CE-24-13371) is currently active for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The reduction of the front setback is a self-imposed hardship and excessive, and the applicant does not provide any mitigation for the front setback reduction. Additionally, the carport was not built with the same materials to be architecturally compatible with the existing home. Architectural compatibility and setbacks from the street help preserve the neighborhood characteristics. Furthermore, the Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces. With these factors in mind, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 4 cards, 1 letter

PLANNING COMMISSION ACTION: August 20, 2024 – HELD – To 10/15/24 – per staff for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: JAIME TORRES

CONTACT: JAIME TORRES, 4497 SKYVIEW DRIVE, LAS VEGAS, NV 89104

10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0460-GONZALEZ, DIMAS:

USE PERMITS for the following: **1)** stable (residential); **2)** livestock (small); **3)** livestock (medium); and **4)** livestock (large).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow accessory structures prior to the principal structure; **2)** reduce building separation; **3)** allow a non-decorative fence in the front yard; **4)** eliminate street landscaping; **5)** full off-site improvements; and **6)** allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-810-001; 140-18-810-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow accessory structures (shipping containers) prior to a principal structure per Section 30.03.01D.
2. Reduce building separation to zero feet where 6 feet is required per Section 30.02.04 (a 100% reduction).
3. Allow a 6 foot high non-decorative fence along Cartier Avenue within 15 feet of the front property line where a maximum 3 foot high wall or fence is allowed per Section 30.04.03B.
4. Eliminate street landscaping where required per Section 30.04.01D.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08C.
6. Allow 3 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 200% increase).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.47
- Project Type: Accessory uses & structures prior to a principal use & structure

- Building Height (feet): 6 (exterior fencing)/5 (training area fencing)/8 (north stables & coop)/8 (southern stables)/8.5 (all shipping containers)
- Square Feet: 1,250 (training area)/720 (north stables & coop)/1,260 (southern stables)/360 (north shipping container)/2,880 (south shipping containers total)

Site Plan

Both parcels on-site are currently accessed by 2 entrances on parcel 140-18-810-001 (the northern parcel), with 1 entrance on Walnut Road to the west and 1 on Cartier Avenue to the north. Additionally, an existing 6 foot high chain-link fence is on the property line adjacent to Cartier Avenue and a block wall exists to the east.

Parcel 140-18-810-001 (the northern parcel) contains stables for 4 horses and a coop containing 16 chickens (including 3 roosters) near the eastern property line. The stables and coop are located southeast of the shipping container, and the stables are listed as a combined 720 square feet with 480 square feet of the stable area covered. There is an existing 360 square foot shipping container located slightly northwest of the coop and stables. Additionally, there is a circular 1,250 square foot training area surrounded by fencing just west of the shipping container.

Parcel 140-18-810-002 (the southern parcel) contains a total of 8 shipping containers, each measuring 360 square feet. 5 of the shipping containers are centrally located on the parcel, with 3 more containers located to the east. None of the shipping containers in either grouping meet the required 6 foot building separation. Farther east, near the eastern and southern property lines, there are stables for 4 horses and 2 goats totaling 1,260 square feet with 840 square feet of the stable area covered.

The plans representing the proposed future development of the site depict 2 proposed single-family residences, 1 on each of the parcels related to the application. Each of the residences will be located on the western halves of their respective sites, and the single-family residence on APN 140-18-810-001 (House #1) will have access from Walnut Road and Cartier Avenue via an L-shaped driveway, with an additional driveway on Cartier Avenue near the northeast corner of the parcel. The single-family residence on APN 140-18-810-002 (House #2) will have access from Walnut Road via a circular driveway. This home is set to incorporate 5 of the existing shipping containers into its design, and the 3 previously mentioned shipping containers will remain where they are. Both homes will exceed all of their required setbacks and separations from the rest of the existing structures on-site.

Landscaping

No required street landscaping is being provided with this application. A 15 foot wide landscape strip, inclusive of a 5 foot wide detached sidewalk, is required along both streets.

Elevations

Photos of the site show the existing chain-link fence and the stables. The chain-link fence is 6 feet high and is screened with mesh covering. The chicken coop and stables are shown at 8 feet high and are constructed with a mixture of iron railing, chain-link fencing, and sheet metal. All shipping containers on-site are pictured at a standard height of 8.5 feet.

Applicant's Justification

The applicant's future plans are to build 2 single-family homes on the site with 1 on each parcel, stating that they intend to use 5 of the shipping containers on parcel 140-18-810-002 as building materials for 1 of the homes. The applicant also claims that by waiving street landscaping, off-site improvements, and the decorative fencing requirement the development would match the surrounding neighborhood. Additionally, because the site does not exceed the number of allowable livestock (small, medium, and large) the applicant states that their use should be able to continue without a principal use or structure on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0441-15	Reclassified from R-2 to R-E zoning	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-60 & AE-70)	Unpermitted outdoor storage
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (AE-60)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	CG (AE-60) & RS20 (AE-60)	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60)	Single-family residential

Clark County Public Response Office (CCPRO)

There are 2 active Code enforcement cases on the properties; CE23-00807 is on parcel 140-18-810-001 and CE23-12489 is on parcel 140-18-810-002. Both cases are for structures and animals without land use application approval.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

While a residential stable and livestock are appropriate uses within the RS20 zoning district, the establishment of these uses prior to a primary residential use is not in line with the standards of Title 30. Also, the applicant has provided 1,250 square feet of training area meant to serve the livestock on both parcels, as there is not a fence or wall proposed between the 2. The training area is far less than the 11,400 square feet that is required by Title 30. The approval of these use permits could negatively affect the surrounding neighbors and the wellbeing of the livestock on site; therefore, staff cannot support these requests.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The shipping containers are already in-place on-site without a principal residential use and structure. Additionally, there is not enough separation between them. Even if many of the shipping containers will be incorporated into a proposed single-family residence as the applicant states, there will still be remaining shipping containers on the site that will not meet required distance separation and compatibility requirements. It is unknown if or when houses will be constructed on the parcels. Although the applicant created building permit records, no plans have been submitted. For these reasons, staff cannot support these requests.

Waiver of Development Standards #3

Decorative fencing is meant to improve the look and feel of neighborhoods. Conversely, non-decorative fencing is unsightly and lends itself to an industrial atmosphere not suited for residential uses. Additionally, staff finds that this is a self-imposed hardship; the applicant could install decorative fencing or not have any fencing. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Street landscaping is useful for preventing the heat island effect and for improving the overall quality of life in residential areas. Additionally, staff finds that the applicant did not provide any justification for waiving street landscaping. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to allow 3 residential driveways. The applicant has adequate space to allow all access on Cartier Avenue, reducing the need for the 3 driveways. Walnut Road is a residential collector street, and compliance with the standard is of utmost importance to maintain the safety of all vehicles.

Waiver of Development Standards #6

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that walls, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 140-18-810-002; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of public sanitary sewer; and to connect to the

public system, a Point of Connection request must be submitted to the CCWRD as shown on the CCWRD's website.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIMAS GONZALEZ

CONTACT: RUTH RIOS, 4325 E. AZURE AVENUE, LAS VEGAS, NV 89115

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 40-18-810-001 / 40-18-810-002

PROPERTY ADDRESS/ CROSS STREETS: NWC Walnut RD & Cartier Ave

DETAILED SUMMARY PROJECT DESCRIPTION

See attached justification letter (APR-24-100132)

PROPERTY OWNER INFORMATION

NAME: DIMAS GONZALEZ
 ADDRESS: 4325 E. AZUPE AVE
 CITY: LAS VEGAS STATE: NY ZIP CODE: 89115
 TELEPHONE: _____ CELL 702-239-4100 EMAIL: ruthros78@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Dimas Gonzalez
 ADDRESS: 4325 E. AZUPE AVE.
 CITY: LAS VEGAS STATE: NY ZIP CODE: 89115 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-239-4100 EMAIL: Ruthros78@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard Salame / Ruth Ros
 ADDRESS: 901 Kestrel Drive
 CITY: LV STATE: NY ZIP CODE: 14223 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702-219-8435 EMAIL: russalame@gmail.com

* Correspondent will receive all communication on submitted application(s). Ruthros78@gmail.com

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

Dimas Gonzalez
 Property Owner (Signature)

Dimas Gonzalez
 Property Owner (Print)

4/22/24
 Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> AI | <input type="checkbox"/> AR | <input type="checkbox"/> EI | <input type="checkbox"/> FUD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> FA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZU |
| <input type="checkbox"/> AC | <input type="checkbox"/> DR | <input type="checkbox"/> FUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER |

PERMIT NUMBER	<u>UC-24-0460</u>	APPLICANT	<u>DD</u>
PERMIT DATE	<u>X</u>	ISSUE DATE	<u>08/19/2024</u>
PERMIT FEE	<u>10/16/2024</u>	FEE	<u>\$1300</u>
APPLICANT ADDRESS	<u>Sunrise Manor</u>	ISSUE DATE	<u>09/26/2024</u>

June 2024

Clark County Department of Comprehensive Planning

RE: Gonzalez & Rios Residences
 NWC Cartier Ave. & Walnut Road
 Las Vegas, Nevada 89115

APN 140-18-810-001 & 140-18-810-002

To Whom It May Concern,

The main activities on the sites listed above will be single family homes, one per parcel with attached garages. Both homes will front on Walnut Road and the site plan attached show this and the other required site setbacks.

At the rear of both properties there are existing horse stables and tack rooms which will remain for personal use. The number of animals, stalls, exercise area and arena are below the allowable per Section 30.03.04 (A), please see item no. 6 below for area calculations.

Additionally, located on the sites are (8) metal storage containers. Five (5) of these containers will be incorporated into the construction of the homes and will not be visible when the construction of the home is completed, please see attached residence elevation sheets ZP3.0 thru ZP 3.6. The remaining three (3) contains, which are currently being used for storage, which are considered accessory structures, will remain on site and will be painted Tan in color, please see attached photos for additional information.

As part of this application we will be requesting the following waivers and use permits;

1. A waiver of accessory use for stables and livestock prior to principle use. At this time both the proposed new residences construction documents have been submitted to the Building Department for review and approval. Please see item no. 6 in this section for further detail. Per 30.03.01(D)(3).
2. A waiver for non-decretive fence along Cartier Ave for the existing 6'-0" high chain link fence. Where 15'-0" is required. The location of the existing fence matches the adjacent properties fence and others in the neighborhood. Per section 30.04.03(B)(1). Please see attached photo no. 1.
3. Waiver of full off-site improvements, paving, sidewalk, curb, streetlights and gutter, per section 30.04.08 (C)(1). The existing area is rural in nature without these improvements and we would like to maintain consistency with the surrounding area.

Gonzalez - Rios
 Justification Letter
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4. **Waiver of street landscaping and detached sidewalks. per section 30.04.01D.7.** The existing area is rural in nature without these improvements and we would like to maintain consistency with the surrounding area. We are proposing to install decorative rock - 6"+ - in the area between the existing paving and the exiting fence line.
5. **A waiver of buildings separation - 6'-0" required between all structures, per section 30.02.04 - includes shipping containers.** Five (5) of the existing shipping containers on site are going to be incorporated into the construction of the proposed single family residence. Once the containers are incorporated they will not be visible, please see attached exterior elevations. The remaining three (3) containers, currently be used for storage, will remain and the separation from the residences will exceed the required 6'-0" separation, please see attached site plan. A waiver will not be required.
6. **A use permit for the continued use of the existing stables as required under section 30.03.04A.** Please see the livestock calculation below for allowable number of livestock and existing livestock on site. The livestock on site meets or is less then allowable.

LARGE LIVESTOCK-

1 - HORSE / 7,500.0 SQ.FT

61,880.0

= 8 HORSES MAX.

8 HORSES EXISTING

7,500.0

STALL AREA REQ. = 120.0 SQ.FT

PROVIDED = 180.0 SQ.FT.

COVERED STALL AREA REQ. = 90.0 SQ.FT.

PROVIDED = 120.0 SQ.FT.

EXERCISE AREA REQ. = 1,200.0 SQ.FT.

PROVIDED = 1,256.0 SQ.FT.

MEDIUM LIVESTOCK-

2 - GOATS / 10,000 SQ.FT

61,880.0

= 12 GOATS ON SITE

1 - ADULT GOAT & 2 - KIDS

10,000.0

STALL AREA REQ. = 120.0 SQ.FT.

PROVIDED = 180.0 SQ.FT.

COVERED STALL AREA REQ. = 90.0 SQ.FT.

PROVIDED = 120.0 SQ.FT.

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 Justification Letter
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SMALL LIVESTOCK -

MAX. NUMBER OF CHICKENS ALLOWED = 20 ON-SITE = 13
 MAX. NUMBER OR ROOSTERS ALLOWED = 5 ON-SITE = 3

INDIVIDUAL SITE AREA RECAP

PARCEL - 001 30,940.0 SQ.FT.

LARGE LIVESTOCK-

1 - HORSE / 7,500.0 SQ.FT

30,940.0

= 4.13 HORSES MAX.

4 HORSES EXISTING

7,500.0

SMALL LIVESTOCK -

MAX. NUMBER OF CHICKENS ALLOWED = 20 ON-SITE = 13
 MAX. NUMBER OR ROOSTERS ALLOWED = 5 ON-SITE = 3

PARCEL - 002 30,940.0 SQ.FT

LARGE LIVESTOCK-

1 - HORSE / 7,500.0 SQ.FT

30,940.0

= 4.13 HORSES MAX.

4 HORSES EXISTING

7,500.0

MEDIUM LIVESTOCK-

2 - GOATS / 10,000 SQ.FT

30,940.0

= 3.09 GOATS ON SITE

1 - ADULT GOAT & 2 - KIDS

10,000.0

7. We are requesting a Waiver of Standards to allow a second curb cut on a residential property along Cartier Ave. which is not permitted per Uniform Standard Drawing 222. The first of proposed driveway along Cartier Ave. is located 64'-0" east from the corner of Walnut Road which is greater than the distance required (6'-0") per drawing 222. This

Gonzalez - Rios
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driveway will provide access to the proposed garage area.

The proposed second curb cut along Cartier Ave is an existing 16'-0" wide access with a 18'-0" wide rolling gate and is located 20'-0" from the east property line, which we are requesting to remain. This provides access to the livestock and is similar to other properties in the area.

8. As requested, we have included photos of the property, please see attached sheet.

If you have any questions or need any further information, please feel free to contact us or our designer, Richard Salemmme at 702-269-8435 or email rwsalemmme@gmail.com.

Sincerely

Mr. Dimás González and Miss Ruth Rios