



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 29, 2022

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: Alexandria Malone, Chairperson
 Earl Barbeau, Vice-Chair
 Paul Thomas, Member
 Max Carter II Member

Harry Williams-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.covinton@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 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 15, 2022. (For possible action)
- IV. Approval of the Agenda for September 29, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the (Name of TAB/CAC) for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

10/18/22 PC

- 1. **UC-22-0487-AVILA FAMILY TRUST & AVILA, JAVIER TRS:**
USE PERMITS for the following: **1)** increase accessory structure to exceed one-half the footprint of the principal dwelling; and **2)** increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** allow a pool in the front yard in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Betty Lane, 150 feet south of Judson Avenue within Sunrise Manor. MK/lm/syp (For possible action)

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: October 13, 2022.

X. Adjournment.

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



Sunrise Manor Town Advisory Board

September 15, 2022

MINUTES

Board Members:	Alexandria Malone – Chair – PRESENT Earl Barbeau-Vice Chair Max Carter – EXCUSED	Paul Thomas – PRESENT Harry Williams- PRESENT Lorna Phegley- Planning Dept.
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez, Will Covington & Javier Rivera	

- 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 September 1, 2022 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous
- IV. Approval of Agenda for September 15, 2022
Moved by: Mr. Barbeau
Action: Approved
Vote: 4-0/Unanimous
- V. Informational Items: Ms. Martinez announced that the Dessert Inn bridge between Blue Ash lane to Hollywood Blvd will be open on Monday.
- VI. Planning & Zoning

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

10/04/22 PC

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

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

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

Moved by: Mr. Williams

Action: DOES NOT CARRY

Vote: 2-2

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

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 3-0/Unanimous

10/04/22 BCC

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

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

5. **WS-22-0454-REPUBLIC RECYCLING SERVICES NV:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate parking lot landscaping; 3) alternative perimeter screening; 4) reduced throat depth; 5) driveway width; 6) off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving); and 7) allow non-standard improvements.

DESIGN REVIEWS for the following: 1) modifications to an existing manufacturing facility and recycling center; and 2) finished grade on 7.0 acres in an M-2 (Industrial) (AE-70) Zone. Generally located on the north and south sides of Accurate Drive (private street), 300 feet east of Bledsoe Lane within Sunrise Manor. MK/sd/syp (For possible action) 10/04/22 BCC

Moved by: Mr. Thomas

Action: Approved Design Review, Waivers 1, 2, 3, & 7; Denied Waivers 4, 5 and 6

Vote: 4-0/Unanimous

6. **ZC-22-0450-STIMPSON KENNETH O:**
ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce height/setback ratio; 3) building design standards; and 4) allow modified driveway design.
DESIGN REVIEWS for the following: 1) warehouse and fabrication shop; and 2) alternative parking lot landscaping. Generally located on the east side of Marion Drive, 155 feet north of Holt Avenue within Sunrise Manor (description on file). TS/rk/syp (For possible action) 10/04/22 BCCC
Moved by: Mr. Thomas
Action: DOES NOT CARRY
Vote: 2-2

7. **ZC-22-0475-RIZAL PROPERTIES LLC SERIES B:**
ZONE CHANGE to reclassify 1.0 acre from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a motel. Generally located on the east side of Fremont Street, 910 feet southeast of Atlantic Street within Sunrise Manor. TS/sd/syp (For possible action) 10/04/22 BCC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

VII. General Business: 1. Fiscal year budget requests was decided that park security is the most Important and second is pedestrian safety
2. Ms. Malone was voted for representative for CDAC & Mr. Williams for alternate. Vote was unanimous

VIII. Public Comment: Ms. Weaver wanted to give the people at FIXIT a shout out for their Quick response in cleaning up the area that she requested.

IX. Next Meeting Date: The next regular meeting will be September 29, 2022

X. Adjournment
The meeting was adjourned at 8:43pm

10/18/22 PC AGENDA SHEET

SETBACKS/POOL
(TITLE 30)

BETTY LN/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0487-AVILA FAMILY TRUST & AVILA, JAVIER TRS:

USE PERMITS for the following: 1) increase accessory structure to exceed one-half the footprint of the principal dwelling; and 2) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow a pool in the front yard in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Betty Lane, 150 feet south of Judson Avenue within Sunrise Manor. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-21-202-002

USE PERMITS:

1. Increase the area of a proposed accessory structure (detached garage) to 1,575 square feet where a maximum area of 1,369 square feet (one-half the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 15% increase).
2. Increase the cumulative area of all accessory structures to 2,751 square feet where a maximum of 2,738 square feet area (the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 0.4% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side yard setback for an accessory building to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).
2. Allow a pool in the front yard where not permitted per Section 30.64.060.

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2186 Betty Lane
- Site Acreage: 0.8

- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 22 (detached garage)
- Square Feet: 2,738 (residence)/1,575 (proposed detached garage)/753 (east detached patio cover)/423 (existing detached garage)/587.28 (pool/spa)

Site Plan

The plan depicts a proposed detached accessory structure (garage) and pool which are located in the front yard. The site consists of an existing single family residence that is set back 113 feet from the west (front) property line, a detached patio cover (gazebo) located to the east of the residence and is separated by 8 feet from the residence and is set back zero feet from the south side property line, and an existing detached garage centrally located in the rear yard. The proposed garage is set back 40 feet from the front property line and 5 feet from the south property line. A new driveway will be constructed to connect the existing driveway. The in-ground pool and spa are located between the detached garage and the residence and consists of 587.28 square feet.

Landscaping

The plans depict an existing residence with enclosed landscaping in the front and rear yards.

Elevations

The plans depict a proposed 1 story detached garage with an overall height of 21.5 feet with painted stucco with cultured stone to match the existing residence. There are 13 foot high garage doors on the north elevation, windows on the west elevation, pedestrian door on the east elevation, and there are no openings on the south elevation.

Floor Plans

The plans depict an open floor plan with 1,575 square feet for vehicle storage area. There is no habitable space shown. The existing residence consists of 2,738 square feet, the detached patio consists of 753 square feet, and the existing detached garage consists of 423 square feet.

Applicant's Justification

The applicant indicates that the proposed pool is screened by the proposed garage and the existing residence. The existing gazebo is also partially screened by the residence and walls along with the neighbors existing landscaping.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Casa Linda Mobile Home Park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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 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.

The subject property is located in a rural residential zone where the neighboring property to the west is developed as a manufactured home park and the existing residences to the north and south are similarly zoned with residences that are situated closer to the typical 40 foot front setback. While the proposed detached garage is set back 40 feet from the front property line it is unusual in the area for detached structures to be located in the front yard; however, the requested location will provide a courtyard area at the front of the residence and maximize the use of available area. The increased area for all of the existing and proposed structures are minimal; therefore, staff can support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff was unable to locate building permits for the existing gazebo (detached patio cover). It appears per aerial photo evidence that the detached patio cover was constructed in late 2016 or early 2017. If building permits were acquired for the detached patio cover, then staff would have provided information about setback standards. Staff is unable to support the side setback reduction.

Waiver of Development Standards #2

This request was filed prior to the adoption of the current Code that does not allow waivers of development standards to permit non-essential water uses in the front yard. While the residential lot has adequate area in the rear and side yards for the proposed pool to be placed, staff finds that the proposed pool and spa area are screened from the street by an existing fence along the street frontage, mature landscaping, and the proposed detached garage. Additionally, the proposed pool and spa location are set back 80 feet from the front property line. Staff finds the proposed pool and spa will not adversely impact the surrounding area.

Staff Recommendation

Approval of the use permits, waiver of development standards #2; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AVILA FAMILY TRUST & AVILA JAVIER TRS

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV
89128