



## Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

October 10, 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](mailto:jillniko@hotmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, 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 26, 2024. (For possible action)
- IV. Approval of the Agenda for October 10, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

**11/05/24 PC**

- 1. **UC-24-0372-CANNON PROPERTIES, LLC:**  
**USE PERMITS** for the following: **1)** outside storage; and **2)** vehicle sales.  
**DESIGN REVIEW** for a proposed outside storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 and APZ-1) Overlay. Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action) **11/05/24 PC**
- 2. **WS-24-0479-CHURCH LDS PRESIDING BISHOP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping.  
**DESIGN REVIEW** to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)**11/05/24 PC**

**11/06/24 BCC**

- 3. **ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; **2)** allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; **3)** reduce separation from residential use; and **4)** waive screening of outside storage area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce gate setback; **2)** alternative landscaping; **3)** eliminate trash enclosure; **4)** security fence location; and **5)** commercial driveway standards.  
**DESIGN REVIEW** for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)**11/06/24 BCC**

**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

4. **UC-24-0491-BUDDHAYA NANDHARAM, INC.:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** reduce parking lot landscaping; **3)** buffering and screening; **4)** modify residential adjacency standards; **5)** driveway geometrics; and **6)** allow attached sidewalks.  
**DESIGN REVIEW** for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible action)**11//06/24 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)

Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (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: November 14, 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 26, 2024

### MINUTES

---

Board Members:	Harry Williams – Chair –PRESENT Sondra Cosgrove-Vice Chair-EXCUSED Earl Barbeau-Member – PRESENT	Stephanie Jordan –PRESENT Paul Thomas-Member-PRESENT Roxy Paez- Planning
Secretary:	Jill Leiva 702 334-6892 <a href="mailto:jillniko@hotmail.com">jillniko@hotmail.com</a>	
County Liaison:	Beatriz Martinez	

---

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 12, 2024 Minutes

**Moved by: Ms. Jordan**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

IV. Approval of Agenda for September 26, 2024

**Moved by: Mr. Thomas**  
**Action: Approved**  
**Vote: 3-0/Unanimous**

V. Informational Items: None

# Planning & Zoning

VI.

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

**Moved by: Ms. Jordan**

**Action: APPROVED per staff recommendations**

**Vote: 3-0/unanimous**

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

**Moved by: Mr. Thomas**

**Action: APPROVED with condition that attached carport be reduced with an 8ft setback.**

**Vote: 3-0/unanimous**

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

**Moved by: Mr. Thomas**

**Action: APPROVED with if approved staff recommendations**

**Vote: 4-0/unanimous**

**VII.** General Business: Ms. Martinez announced that applications are available until November 14<sup>th</sup> 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.

The board reviewed the FY 2025 budget requests and is thinking of suggestions for FY 2026 budget requests.

**VIII.** Public Comment: A neighbor Mr. Rojas mentioned the problem with speeders on Mt. Hood, the problem with the homeless especially in the tunnels and that we should support our police and that he is happy about the new police station.

**IX.** Next Meeting Date: The next regular meeting will be October 10, 2024

**X.** Adjournment

The meeting was adjourned at 7:53 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

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-24-0372-CANNON PROPERTIES, LLC:**

**USE PERMITS** for the following: **1)** outside storage; and **2)** vehicle sales.

**DESIGN REVIEW** for a proposed outside storage yard and vehicle sales in conjunction with an existing commercial building on 2.04 acres in a CG (Commercial General) Zone within the Airport Environs (AE-80 and APZ-1) Overlay.

Generally located on the west side of Nellis Boulevard, approximately 175 feet south of Cheyenne Avenue within Sunrise Manor. MK/sd/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

140-17-501-008

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3161 N. Nellis Boulevard
- Site Acreage: 2.04
- Project Type: Proposed outside storage and vehicle sales
- Number of Stories: 1 (existing commercial building)
- Building Height (feet): 12 (existing commercial building)
- Square Feet: 4,000 (existing commercial building)

**Site Plan**

The plans depict an existing retail building with an outdoor storage area located on the west side of Nellis Boulevard. The retail building is located within the east portion of the parcel. Access is shown from Nellis Boulevard with parking spaces located along Nellis Boulevard and north of the existing building. In the west portion of the parcel there will be spaces for trailers for overnight parking with a wrought iron fence located in the center portion of the parcel to separate the vehicle sales and the outside storage and provide for security for the west portion of the parcel.

**Landscaping**

The plans depict some landscaping along the north property line and a portion of Nellis Boulevard. No new landscaping is required or provided with this application.

Elevations

The plans show the existing retail building is 12 feet high and is located in the east section of the parcel. The existing building is 1 story with stucco exterior with a flat roofline and storefront windows.

Floor Plans

The plans depict an existing commercial building with an overall area of 4,000 square feet. The floor plan includes offices, lobby area, restroom, and utility room.

Applicant's Justification

The applicant states that their proposed business model will be primarily for an outdoor vehicle storage facility with accessory vehicle sales. Currently, the building is vacant and underutilized, and this application will help revitalize this area that often has longstanding vacancy and vandalism. The goal with the new business will help bring new life to the immediate area to enhance economic vitality. Operating hours will be Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturdays from 9:00 a.m. to 3:00 p.m.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-900044-01	60 foot high communication tower and associated equipment	Approved by ZA	May 2001
ZC-0025-89	Reclassified the site from R-E zone to M-1 zoning	Approved by BCC	March 1989
UC-0025-89	Established a boat sales and service facility	Approved by BCC	March 1989

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & CG (AE-80 & APZ-1)	Warehouse & gas station
South	Business Employment	IL (AE-80 & APZ-1)	Industrial/outside storage
East	Business Employment	RS20 & IL (AE-80 & APZ-1)	Industrial/outside storage
West	Business Employment	IP (AE-80 & APZ-1)	Vehicle repair

**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.

Staff finds that the proposed outdoor storage use is compatible with the surrounding area. Many of the adjacent properties, while zoned for industrial uses, have outside storage of materials. The surrounding area is a predominantly industrial area, and the proposed use should have minimal to no impact on the surrounding properties.

The established Accident Potential Zones are sub-districts of the Overlay District and are areas potentially affected by accidents and arriving aircraft. Special use permits are required in the APZ-1 zone. Such uses often precludes from operating in any APZ-1 zone include without review and consideration of the impacts and hazards of each use applied for.

The requested use permits conform in part with Policy SM-1.2: Adaptive reuse of existing or underutilized buildings that will help promote reinvestment and in part with Policy SM-5.1: local employment to develop businesses that provide for employment base within Sunrise Manor. Therefore, staff can support the requested use permits.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed outdoor storage use is compatible with the surrounding area. The request also complies, in part, with Master Plan policy SM-5.2 which encourages patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. The proposed use should not conflict with the air force base as this outdoor storage and accessory vehicle sales are common uses within this immediate area, thus limiting any large gathering of individuals within the APZ-1 zone. The plans depict the west property line as having an existing block wall that will screen any outside storage from adjacent properties. Although the applicant is not providing screening measures along the right-of-way the area around the site is similar in nature to the other adjacent uses outdoor storage, including outside storage. The parcel has cross access to both properties north and south. Staff does not foresee any detrimental consequences regarding the lack of screening and buffering from the rights-of-way. Therefore, staff can support the design 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised 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**

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: HILDA ESPADAS**

**CONTACT: HILDA ESPADAS, 1027 S. RAINBOW BOULEVARD, SUITE 162, LAS VEGAS, NV 89145**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0479-CHURCH LDS PRESIDING BISHOP:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping.

**DESIGN REVIEW** to allow single-family residential access to a collector street on a portion of 3.69 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Harris Avenue and the west side of Christy Lane within Sunrise Manor. TS/dd/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

140-28-304-004 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate street landscaping where required per Section 30.04.01D.

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1001 N. Christy Lane
- Site Acreage: 3.69 (portion)
- Project Type: Single-family residential

**Site Plan**

The parcel has 2 different zoning districts; the northern 0.69 acres is zoned RS5.2, and the southern 3.0 acres is zoned RS20. There is an existing place of worship centrally located on the RS20 portion of parcel. This place of worship is surrounded by parking and has access from Harris Avenue and Christy Lane.

The northern portion of the parcel is undeveloped and is being split from the southern portion by MSM-24-600047. The northern portion of the parcel does not have any shared access with the place of worship to the south and is separated by an existing CMU block wall. The only available access to this portion of the site is from Christy Lane to the east.

No residence is proposed at this time.

Landscaping

No required street landscaping is being provided; therefore, the applicant has requested a waiver of development standards.

Applicant's Justification

The applicant states that Christy Lane is the sole means of access to the parcel that is being created. The configuration is consistent with several other residential lots in the neighborhood, so the request aligns with the local development pattern. No justification was provided for the request to eliminate street landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0100-93	Parking lot expansion for a place of worship	Approved by PC	April 1994
ZC-0078-90	Reclassified site from R-E to R-1	Approved by BCC	May 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Public Use	PF	Eldorado High School
West	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF & RS5.2	Sunrise Library & single-family residential

**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**

Waiver 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.

Staff does not typically support waivers for required street landscaping, as street landscaping helps mitigate the urban heat-island effect. However, in this case, there is no current development proposed. With a condition of approval to require street landscaping at the time of development, staff can support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff does not typically support applications for single-family residential lots to access collector or arterial streets, but in this case the parcel being created will have no other access, and with the development pattern of the place of worship, it is evident that the intent was to develop the property with a residence in the future. Furthermore, there are single-family residences directly to the north that also access Christy Lane. For these reasons, staff can support this request.

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Required street landscaping to be installed with future development.
- 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**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Pavement Project 105;
- 90 days to record said separate document for the Residential Street Pavement Project 105.

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CESAR GARCIA**

**CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD,  
SUITE 418, LAS VEGAS, NV 89128**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 14028304004  
1001 N CHRISTY LN, LAS VEGAS, NEVADA 89110  
 PROPERTY ADDRESS/ CROSS STREETS: CHRISTY LANE / HARRIS AVENUE

**DETAILED SUMMARY PROJECT DESCRIPTION**

Waiver of Development Standard to allow access to Christy Lane per Title 30.04.09.B.5 in conjunction with MSM24-600047 Map Team Comment 5.

**PROPERTY OWNER INFORMATION**

NAME: CHURCH L D S PRESIDING BISHOP  
 ADDRESS: C/O FILE #515-5258 C/O TAX DIV C/O TAX DIV 50 E NORTH TEMPLE ST 22ND FLOOR  
 CITY: SALT LAKE CITY STATE: UT ZIP CODE: 84150-0022  
 TELEPHONE: 801-240-1010 CELL \_\_\_\_\_ EMAIL: rnarcheschimh@churchofjesuschrist.org

**APPLICANT INFORMATION (must match online record)**

NAME: CESAR GARCIA  
 ADDRESS: 1171 N. CHRISTY LANE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89110 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-604-3995 CELL \_\_\_\_\_ EMAIL: cesar2slr@yahoo.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: LAS VEGAS CIVIL ENGINEERING  
 ADDRESS: 2251 NORTH RAMPART BLVD. NO. 418  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-515-6741 CELL \_\_\_\_\_ EMAIL: JOEY@LVCE.NET

\*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 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.

Property Owner (Signature)\* MS

Michael Marcheschi  
 Property Owner (Print)

Jul 25, 2024  
 Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <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"/> ZC            |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) W5-24-0479  
 PC MEETING DATE X  
 BCC MEETING DATE 11/06/2024  
 TAB/CAC LOCATION Sunrise Manor

ACCEPTED BY DD  
 DATE 08/27/2024  
 FEES \$800

DATE 10/10/2024

Friday, August 09, 2024

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



**Re: Landuse Application For:  
APN 140-28-304-004  
Justification Letter**

Las Vegas Civil Engineering is assisting the applicant in subdividing the referenced APN into two lots. This subdivision aims to facilitate the purchase of Lot 1 without proposing any immediate development for Lot 1.

If approved, MSM-24-60047 will configure Lot 1 so that Christy Lane will be its sole means of access. This configuration is consistent with the existing access arrangement for several other residential lots in the neighborhood, ensuring the applicant's request aligns with the local development pattern.

Therefore, the applicant respectfully requests the following Waivers of Development Standards:

1. to allow access to Lot 1 from Christy Lane per Title 30.04.09.B.5
2. for street landscaping per Title 30.04.01.D

Regards,  
Joey DeBlanco

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.

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

**DESIGN REVIEW** for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

140-20-502-008; 140-20-502-012; 140-20-502-014

**USE PERMITS:**

1. Allow trailer, recreational vehicle, and watercraft vehicle wash in an IL zone per Table 30.44-1.
2. Allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay per Table 30.48-AE.
3. Reduce separation to residential use to 500 feet where 750 feet is required per Table 30.44-1 (a 33% reduction).
4. Waive screening of outside storage area from any right-of-way where required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce gate setback to 30 feet where 50 feet is required per Section 30.64.020 (a 40% reduction).
2.
  - a. Eliminate parking lot landscaping where required per Figure 30.64-14.
  - b. Allow alternative street landscaping where Figure 30.64-8 is required when in conjunction with security fencing.
3. Eliminate trash enclosure.
4. Allow security fencing (non-screening) which is not set back for landscaping where landscaping is required per Figure 30.64-8.
5.
  - a. Allow a non-standard driveway along Judson Avenue where a commercial driveway is required per Uniform Standard Drawing 222.1.



- b. Reduce driveway throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% decrease).

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

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

**General Summary**

- Site Address: 5060 Judson Avenue
- Site Acreage: 2.7
- Project Type: modifications to an existing mini-warehouse facility
- Parking Required/Provided: 5/5

Site Plans

The approved plans depicted an existing mini-warehouse facility with an expansion of outside storage for recreational vehicles, trailers, watercraft, and off-highway vehicles, including a vehicle wash for said vehicle types. There is a 32 foot wide paved driveway entrance to the site from Judson Avenue. Parking is provided on either side of the entryway with a gated entry located 30 feet from the back of sidewalk. The existing trash enclosure will be removed, and the visitor parking area will be re-stripped to provide the required parking in front of the mini-warehouse. A keypad entry is located on the west side of the access gate.

The existing mini-warehouse buildings will not be modified and are set back approximately 35 feet from the south property line. The addition of outside storage spaces in a paved parking area will be provided on the 2 northerly parcels along with a vehicle wash bay. There is a secondary fire access from a private drive located along the east property line terminating in a cul-de-sac on the subject site. A proposed fence is located along the west portion of the cul-de-sac bulb. A future manager's residence is located to the north of the vehicle wash bay.

A single-family residential development is located approximately 500 feet to the east. Two industrial developments, as well as Nellis Boulevard, separate the residential development from the vehicle wash.

Landscaping

The approved plans depict an existing landscape planter along Judson Avenue that consists of non-standard drought tolerant landscaping. No new landscaping is proposed although parking lot landscaping is required.

Elevations & Floor Plans

There are no proposed changes to the existing buildings which were constructed in 1980.

Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0403:

#### Current Planning

- Relocate security fence along the south property line to the north edge of the existing planter;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- 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

- Driveway on Judson Avenue to be constructed per Uniform Standard Drawing 224;
- Post "No Parking" signs on Judson Avenue;
- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

#### Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0311-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Applicant's Justification

The applicant is requesting an extension of time since they are still working with the neighboring property owner on necessary easements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0403	Allowed trailer, recreational vehicle, and watercraft vehicle wash with waiver of development standards to reduce gate setback, landscaping, eliminated trash enclosure, security fence location, and commercial driveway standards, and design review for modification to an existing mini-warehouse facility	Approved by BCC	September 2022
ZC-0192-92	Reclassified 4.2 acres to M-1 zoning for a mini-warehouse addition with outside storage	Approved by BCC	January 1993
ZC-0015-80	Reclassified to M-1 zoning for a mini-warehouse facility	Approved by BCC	March 1980

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP (AE-65 & APZ-2)	Industrial & undeveloped
South	Business Employment	IL & SG (AE-65)	Industrial & outside storage
East	Business Employment & Corridor Mixed-Use	IL (AE-65 & APZ-2)	Vehicle repair & storage facility
West	Business Employment	IL (AE-65 & APZ-2)	Industrial

**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.

The applicant is currently working with Public Works. The off-site permit (PW-23-14759) was accepted in June of 2023 and is currently in the review process. The drainage study (PW-23-12414) was approved in May of 2023. Since the applicant has made progress towards commencement of the project, staff can support the applicant's request for a 2 year extension.

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

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

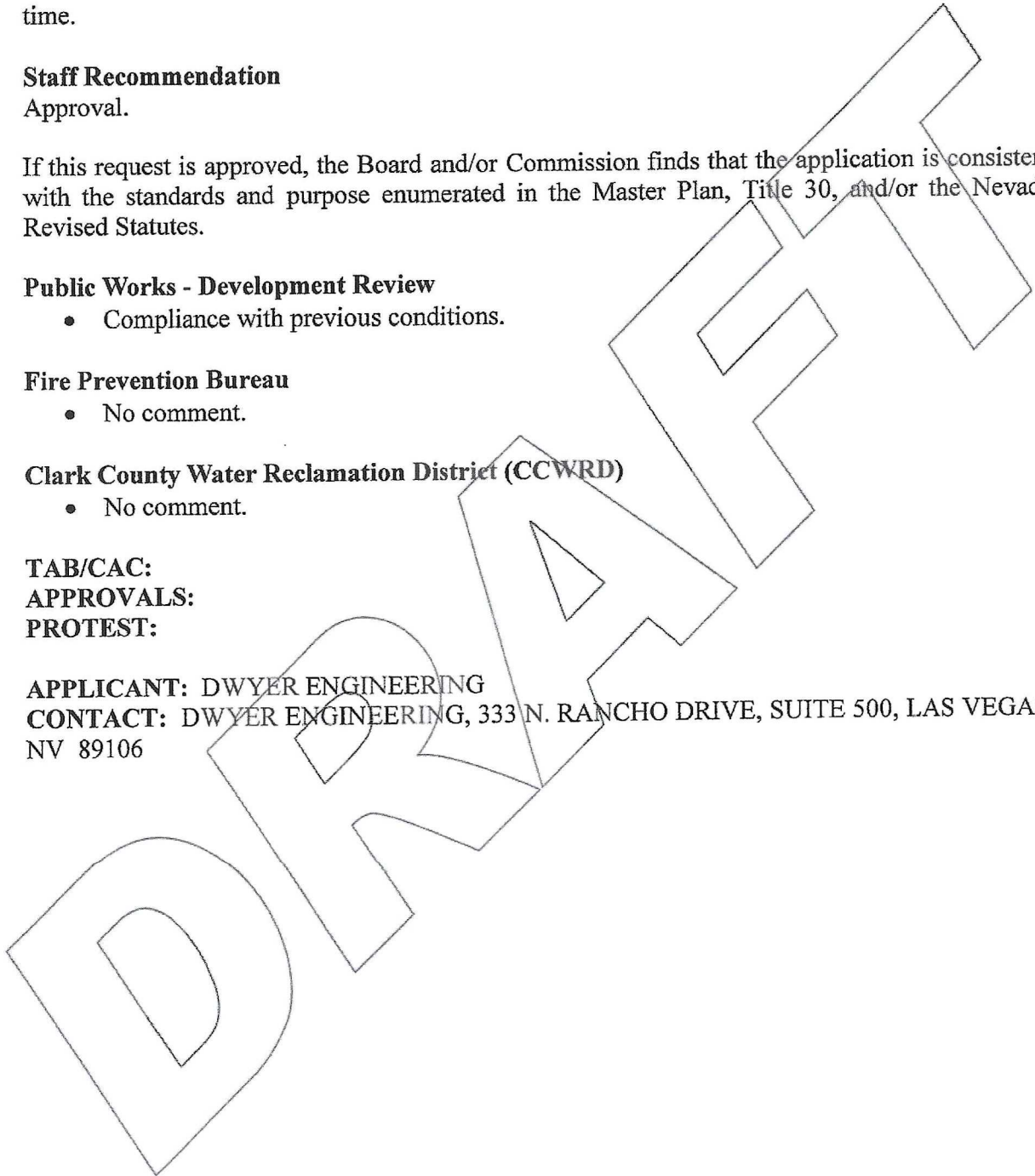
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: DWYER ENGINEERING**

**CONTACT: DWYER ENGINEERING, 333 N. RANCHO DRIVE, SUITE 500, LAS VEGAS, NV 89106**





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-20-502-014 · 008 · 012

PROPERTY ADDRESS/ CROSS STREETS: 5060 Judson Avenue, Las Vegas, NV 89115

### DETAILED SUMMARY PROJECT DESCRIPTION

The project has not yet started, and is still waiting on signatures from the neighboring property owner to begin construction. The NOFA is going to expire before this is completed so we are requesting an extension of time for the form.

### PROPERTY OWNER INFORMATION

NAME: J&R Properties Las Vegas, LLC  
ADDRESS: 22215 Via Camino Court  
CITY: Cupertino STATE: CA ZIP CODE: 95014  
TELEPHONE: 650-322-3001 CELL: \_\_\_\_\_ EMAIL: cfleskes@taylorproperties.com

### APPLICANT INFORMATION (must match online record)

NAME: Blayne Soule  
ADDRESS: 333 North Rancho Drive, Suite 500  
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 174765  
TELEPHONE: 702-254-2200 CELL: \_\_\_\_\_ EMAIL: bsoule@dwyerengineering.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Blayne Soule  
ADDRESS: 333 North Rancho Drive, Suite 500  
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 174765  
TELEPHONE: 702-254-2200 CELL: \_\_\_\_\_ EMAIL: bsoule@dwyerengineering.com

\*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.

Charles J. Fleskes  
Property Owner (Signature)\*

Charles J. Fleskes  
Property Owner (Print)

8-20-24  
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"/> V-C | <input type="checkbox"/> WC |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA            | <input type="checkbox"/> SC   | <input type="checkbox"/> IC | <input type="checkbox"/> V-S | <input type="checkbox"/> Z  |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUL           | <input type="checkbox"/> SDN  | <input type="checkbox"/> IM | <input type="checkbox"/> W-C | OTHER _____                 |

APPLICATION # (s) ET-24-400101

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 11/06/24

TAR/LAC LOCATION Sunrise Manor 10/10/24

APPLICANT Tyler (tpd)  
DATE 8/22/24  
FEE \$1,400.00

ET-24-400101  
JL

Justification Letter  
For  
UC-22-0403  
Extension of Time

August 8, 2024

Clark County Public Works  
500 N. Grand Central Parkway  
Las Vegas, NV 89155

RE: Flying-O Extension of time UC-22-0403

To whom it may concern:


In compliance with the conditions set forth by UC-22-0403, we have prepared this Justification Letter, outlining why the project has not been constructed yet and needs an extension of time.

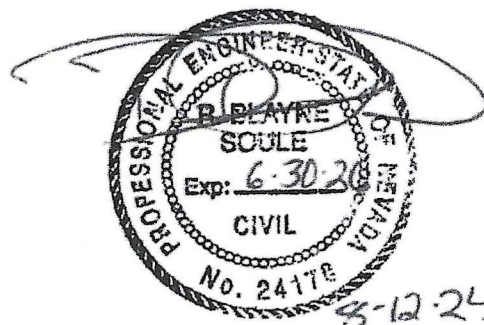
The current Time Extension is needed due to necessary easements not being agreed to, and therefore not yet signed by the neighboring property owner.

This extension of time is for access improvements between 5060 Judson Avenue and 5080 Judson Avenue along Judson Avenue, with curb and gutter.

Sincerely,

Sincerely,  
R. Blayne Soule, P.E.  
Dwyer Engineering, Inc.

  
R. Blayne Soule, P.E.



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0491-BUDDHAYA NANDHARAM, INC.:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.

DESIGN REVIEW for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible action)

---

RELATED INFORMATION:

APN:

140-21-306-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the width of street landscaping along Betty Lane to 7 feet where a 10 foot wide landscape strip is required adjacent to an attached sidewalk per Section 30.04.01D.
- b. Reduce the width of street landscaping along Kell Lane to 3.5 feet where a 10 foot wide landscape strip is required adjacent to an attached sidewalk
2. Reduce parking lot landscaping where 1 landscape island is required every 6 spaces within the parking area per Section 30.04.01D.
3. a. Reduce the width of a landscaping buffer strip along the north property line to 5 feet and eliminate a portion of landscape buffer where a 15 foot wide landscaping buffer strip is required per Section 30.04.02C (a 66% reduction).
- b. Reduce the width of a landscaping buffer strip along the east property line to 8.5 feet and eliminate a portion of landscape buffer where a 15 foot wide landscaping buffer strip is required per Section 30.04.02C (a 43% reduction).
- c. Allow a 5 foot screen wall to remain as a buffer along the north and east property lines where an 8 foot decorative screen buffer wall is required per Section 30.04.02C.
4. Reduce the amount of required screening for interior driveways adjacent to a residential property as required per Section 30.04.06E (a 62.5% reduction).
5. a. Reduce the minimum approach distance for a driveway (along Kell Lane) to 125 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 17% reduction).

- b. Reduce the minimum departure distance for a driveway (along Betty Lane) to 188 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 1% reduction).
  - c. Reduce the throat depth for a driveway along Kell Lane to a minimum of 23 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
  - d. Reduce the minimum driveway width to 30 feet along Kell Lane where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 6% decrease).
  - e. Reduce minimum driveway width to 30 feet along Betty Lane where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (a 6% decrease).
  - f. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
6.
    - a. Allow attached sidewalks along Kell Lane where detached sidewalks are required per Section 30.04.08.
    - b. Allow attached sidewalks along Betty Lane where detached sidewalks are required per Section 30.04.08.

**LAND USE PLAN:**

SUNRISE MANOR - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5320 Kell Lane
- Site Acreage: 2.17
- Project Type: Place of worship
- Number of Stories: 1 (with storage loft)
- Building Height (feet): 35 (temple)/24 (accessory residential)/13 (single-family home)
- Square Feet: 7,435 (total)/1,943 (accessory residential)/1,674 (single-family home)/3,818 (temple)
- Parking Required/Provided: 33/92
- Sustainability Required/Provided: 7/6.5

Site Plan & History

The plans depict an existing place of worship that was approved as part of the original application UC-0377-13. This property was granted 2 extensions of time, with the last extension requiring completion by August 20, 2019. There were many delays in construction leading to the expiration of UC-0377-13 and the need for the current request to bring the site into compliance with Title 30. The property is located at the northeast corner of Betty Lane and Kell Lane with 2 existing Buildings (A and B), 3 sheds, and a new building that is under construction. The previous approval required 85 parking spaces under previous Title 30 requirements. The new parking requirement is significantly less at 33 parking spaces with 92 parking spaces provided. A parking analysis is included with this application and supports the additional parking. Building A includes a residential home and is located on the central portion of the property. The 3 sheds are located north of building A and common space Building B is located



on the northeast corner of the property and used as accessory residential space. Gated access is proposed with an 18 foot setback where it was previously shown with a zero foot setback on the original plan at Kell Lane entry and Betty Lane entry to the property. A 21 foot wide drive aisle access is existing parking at the north side of the property next to building B, with 24 feet behind the accessible parking spaces. The new temple building is being constructed on the south side of Building A. The existing carports and covered parking at the northwest corner of the property will be removed by the owner.

#### Landscaping

The site has existing landscaping along both streets and adjacent to the east and north property lines, as well as a small orchard area with small trees between Buildings A and B. The landscape strips along Kell Lane and Betty Lane do not meet the current Code for width and are the subject of waiver requests. The east and north property lines are subject to buffer landscaping and do not meet the required wall height, or buffer width, and are the subject of waiver requests. The parking lot is mostly located adjacent to street landscaping and some buffer landscape areas but is missing some landscape islands that are required and are the subject of a waiver request.

#### Elevations

Buildings A and B, and the sheds are existing structures. Building A is a mid-century modern low residential home with external stone chimney and large attached carport structure. Building B is a barn shaped structure with a mansard style roof and horizontal siding. The new temple building elevations depict a stucco sided building with exterior walkways, decorative railing, multi-(faux) pane windows with muntin dividers and transom windows above. The building has round columns located at the doors and building corners with decorative bases and decorative capital tops. Terra cotta colored roof tiles are shown on the east-west oriented pitched roof. An accessible ramp is shown on the south side of the building leading to the main south entrance. An elevated walkway surrounds the temple and provides access to all 4 sides of the building. The temple is shown with a maximum height of 35 feet, while the single-family home is 13 feet high, and the accessory residential structure at the northeast corner of the property is 24 feet in height.

#### Floor Plans

The plans depict a 3,818 square foot temple structure with a 2,630 square foot assembly and entry area on the main level, and a second floor storage area that is 530 square feet in area. The main entrance to the temple is on the south side of the building. There are doors located on the north, east, and west sides of the building. Existing building A is a single-story building used as a residential unit with some common space areas. Building B is a 2 story accessory residential building used for chanting space on the main level and dormitory space on the second level.

#### Applicant's Justification

The applicant states that while trying to obtain the necessary approvals from government agencies for utility and off-site installation, the previously approved land use for UC-0377-13 expired. Prior to approval of the off-sites and utilities, the applicant determined the land use approval had expired and would need to be renewed prior to completing the temple. UC-0377-13 required completion prior to August 20, 2019 and did not request a third extension of time due to an oversight. The temple is constructed but not yet fully finished. The parking lot is in

place and there is a significant amount of landscaping existing on the property. Existing 5 foot decorative walls are located on the east and north property lines with a 5 foot high CMU screen wall. A 32 inch CMU wall with a 32 inch wrought iron decorative fence is on the south property line adjacent to Kell Lane. A 5 foot CMU wall is located on the west property line with existing landscaping on the property side of the wall.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-0105-17 (UC-0377-13)	Waived condition requiring drainage study	Denied by PC	September 2017
UC-0377-13 (ET-0104-17)	Second extension of time for a use permit for a place of worship with waivers of development standards for alternative street landscaping and screening, eliminated landscaping adjacent to a less intensive use, reduced the height setback ratio, reduced gate setback, and waiver for off-site improvements (curb, gutter, sidewalk, and streetlights) with a design review for a place of worship (expired)	Approved by PC	September 2017
ET-0058-15 (UC-0377-13)	First extension of time for a use permit for a place of worship with waivers of development standards for alternative street landscaping and screening, eliminated landscaping adjacent to a less intensive use, reduced the height setback ratio, reduced gate setback, and waiver for off-site improvements (curb, gutter, sidewalk, and streetlights) with a design review for a place of worship	Approved by PC	November 2015
UC-0377-13	Place of worship, height setback, landscaping, off-sites - expired	Approved by PC	November 2015
ET-0041-03 (UC-1102-01)	First extension of time for a place of worship subject until March 20, 2004 for commencement and March 20, 2006 for completion and review - expired	Approved by BCC	April 2003
UC-1102-01	Waiver of conditions of a use permit requiring full off-sites (excluding paving) subject to 5 years for review - expired	Approved by BCC	June 2002
UC-1102-01	Place of worship that included waivers of development standards for landscaping and not accessing a collector or arterial street subject to 3 years for review - expired	Approved by BCC	March 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	RS20	Charter school

### 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 Permit

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.

Since the original use permit approval in 2013, the applicant has submitted numerous building permits in 2014, 2015, and 2019, along with remodel and repair permits. No significant enforcement action has been taken on the property. The site has largely been constructed for the proposed use, with improvements made to the access driveway gates, and by having more parking than is needed, it is less likely to create a parking problem in the neighborhood. The applicant is unable to rezone the property under its current designation of PU (Public Use) in the Master Plan. Only OS and PF zone districts are anticipated for that land use designation, neither of which allow for a place of worship. The current zone district is RS20 and allows for a place of worship with the approval of a special use permit. While the proposed place of worship is appropriate for this area and at this scale, staff cannot support this request without adequate buffering from adjacent residential single-family uses.

#### 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.

#### Waiver of Development Standards #1a & #1b

The existing landscaping, decorative fence along Kell Lane, and CMU wall along Betty Lane, were all part of the original development plan in 2013 and installed with the anticipated completion of the place of worship. Since the existing sidewalk is proposed to remain with no

detached sidewalk being installed, without residential buffer improvements, staff cannot support this request.

#### Waiver of Development Standards #2

The parking spaces that require a landscape island every 6 spaces are not shown on the plan and could be installed when considering the abundance of parking and ability to replace some spaces with landscape islands. The site has an abundance of existing tree canopy and an existing orchard of small trees, so the primary concern is providing landscaped tree islands in hard surface parking areas. Therefore, staff cannot support this request.

#### Waiver of Development Standards #3

The landscape buffer areas are important in this location with residential uses on the east and north sides of this property. The buffer areas are needed and should be installed with adequate landscaping and the 8 foot high decorative wall as required. Therefore, staff cannot support this request.

#### Waiver of Development Standards #4

Providing a buffer between the parking areas and the adjacent residential properties on the east and north are needed in this area. The landscaping and 15 foot wide areas should be installed with corresponding adjustments, including a reduction in parking. The site is currently over parked and could accommodate the required buffer areas. However, staff cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The property was originally approved for the intended use as a place of worship under the previous Title 30 standards. The current Title 30 standards require additional consideration for surrounding uses and buffering. The structure meets the intent of the current Codes and is complementary to the proposed place of worship use. The lack of 0.5 sustainability points is not significant enough to reject the design of the temple and general intent of the site design. There are approximately 50 additional small trees on this property, most of which are in an existing orchard area. Since staff cannot recommend approval of the waivers of development standards from required buffer standards, staff cannot support the design review.

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

##### Waiver of Development Standards #5a & #5b

Staff cannot support the reduction in departure or approach distances for both the Betty Lane and Kell Lane commercial driveways. Staff has concerns with the increased traffic in the area with the existing schools and the residential traffic creating conflicts with movements from both driveways. In addition, the site can provide the minimum requirements since they are going to install the off-site improvements.

Waiver of Development Standards #5c

Staff cannot support the reduced throat depth for the driveway on Kell Lane. The reduction, combined with the request for a narrower driveway, will result in vehicles stacking in the right-of-way. It is important that traffic can flow without the impediment of vehicles attempting to access the parking lot.

Waiver of Development Standards #5d & #5e

The reduction in driveway width, combined with the request in waiver #5c, further reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the narrow driveways create a dangerous situation for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #5f

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. With the redevelopment of the on-site portions of the site, staff finds that it is imperative to improve the driveways as public safety is more important than the on-site redevelopment.

Waiver of Development Standards #6a & #6b

Staff cannot support the request to not install detached sidewalks along Kell Lane and Betty Lane. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. Therefore, staff cannot support this request.

**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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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**

- Compliance with approved drainage study PW19-19387;
- Full off-site improvements.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JASON D. BUSH**

**CONTACT: BUSH CONSTRUCTION, 2546 EVANSVILLE AVENUE, HENDERSON, NV  
89052**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 140-21-306-014

PROPERTY ADDRESS/ CROSS STREETS: 5320 KELL LANE LAKE MEADE / NELLIS

**DETAILED SUMMARY PROJECT DESCRIPTION**

Seeking reapproval of expires use permit. Original permit is for a new building on an existing operational church. With waivers for commercial approaches, distances on approaches, and detached sidewalks

**PROPERTY OWNER INFORMATION**

NAME: BUDDHAYA NANDHARAM INC API CHINSUPAP  
 ADDRESS: 5320 KELL LANE  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89156  
 TELEPHONE: 702-437-3320 CELL: \_\_\_\_\_ EMAIL: watpavegas@gmail.com

**APPLICANT INFORMATION**

NAME: BUSH CONSTRUCTION JASON BUSH  
 ADDRESS: 2546 EVANSVILLE AVE  
 CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # 166113  
 TELEPHONE: 702-429-3855 CELL 702-429-3855 EMAIL: JasonRBush@yahoo.com

**CORRESPONDENT INFORMATION**

NAME: JASON BUSH  
 ADDRESS: 2546 EVANSVILLE AVE  
 CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # 166113  
 TELEPHONE: 702-429-3855 CELL 702-429-3855 EMAIL: JasonRBush@yahoo.com

\*Correspondent will receive all project communication

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

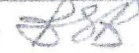
  
 Property Owner (Signature)\*

API CHINSUPAP  
 Property Owner (Print)

01/12/24  
 Date

- |                              |                             |                               |                               |                             |                             |                             |
|------------------------------|-----------------------------|-------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET   | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AV | <input type="checkbox"/> PA   | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PLUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OFFER                       |

APPLICATION NO: UC/WS/DR-24-0491

ACCEPTED BY:   
 DATE: 9-4-2024

PLANNING DATE: \_\_\_\_\_  
 MEETING DATE: 11-6-2024  
 MEETING LOCATION: Sunrise Manor DATE: 10-10-2024

PLANNER  
COPY

UC/WS/DR-24-0491  
 09/11/2023

# □ BUSH CONSTRUCTION

2546 Evansville Ave. Henderson Nevada 89052 702-379-5974 Fax 702-262-9406  
Nevada State Contractors LIC. # 36890 Bid Limit \$ 2,700,000.00 Henderson Business LIC. # 2003301984  
Clark County Business LIC. # 1034775-240 Las Vegas Business LIC. # C12-03355-J-062033

## Justification Letter

August 26, 2024

Clark County Planning  
500 Water Grand Central Pkwy  
Las Vegas, NV 89155

Land Use Permit Application Number: APR-23-101742 (Previously Approved)  
Permit Number: HTE: 19-14769  
Clark County Building Permit Number: 15-6463-B/G1  
Clark County Fire Permit Number: 19-03380  
City of North Las Vegas Permit Number: 66576  
Permit Address: 5320 Kell Lane, Las Vegas, NV 89156

### To Whom It May Concern:

We are requesting a land use permit. During the course of obtaining the necessary approvals from all the governing agencies that have jurisdiction over our utility and offsite permit our land use permit expired. We only became aware of this when our off site and utility plans were going to be approved and they notified us that they could not approve the plans because our use permit UC-0377-13 had expired. The temple has been in business previous to our construction project and during construction. The building is complete on the outside with the parking lot complete. On the inside flooring needs to be complete and final utility connections need to be made. The existing block walls are 5 feet high on the west north and east sides, on the south side there is a 32" CMU wall with a 32" wrought iron fence on top. Proposed sidewalk will butt up to the existing walls. On the east side of the property there is a 15" wide private drainage easement that runs along the property line. We have met 7 of 7 sustainability points

### Site Usage:

WAIPA Temple Hours of Operation: 8:00AM to 6:00 PM seven days a week. Gates will remain open during business hours.  
Prayer and offerings are daily from 10:30 am until 12:00 noon. During these daily services there are approximately 8 to 12 people in attendance utilizing 3 to 6 cars. The temple does larger events approximately 6 times per year where people will come and go and there will be about 50 people and 35 cars during the peak times of the events with lesser amounts of people and cars during the off peak event times

### Waivers we are requesting:

- 1) Sidewalk to be detached from curb:  
Code requires an detached sidewalk. This is a burden as the existing wall is located at the back of sidewalk and would need to be demolished. No other properties in the area have a detached sidewalk.
- 2) Driveway Approach Distance:  
Kell lane required approach distance is 150' we are providing 125'.
- 3) Driveway Departure Distance:  
Betty lane required departure distance is 190' we are providing 188'
- 4) Commercial Driveway 222.1:  
We are providing commercial driveway 224 instead of 222.1. Daily temple service is minimal with 3 to 6 cars and events are only 6 times per year with a maximum of 50 cars.
- 5) Driveway Throat Distance:  
Code for a parking lot with 92 spaces requires a throat depth of 25'. The approach on Kell lane has a 23' throat depth
- 5) Driveway Width:  
Code requires a 32' width for the driveways we are proposing 30'.
- 6) Landscape Area adjacent to sidewalks  
Code Requires a 10' wide Landscaping area adjacent to the streets w/ attached sidewalks. We have approximately 5'.
- 7) Landscape Islands in Parking lot  
Code requires a landscaping island every 6 stalls. We do not meet this requirement as the previously approved parking lot has been poured already.
- 8) Buffer Landscaping and Wall for North property line.  
30.04.02 requires an 8' wall with 15' Buffer landscaping. We have an existing 6' wall and buffer landscaping of 5'.
- 9) Buffer Landscaping and Wall for East property line.  
30.04.02 requires an 8' wall with 15' Buffer landscaping. We have an existing 6' wall. We have a 15' drainage easement and buffer landscaping of about 8.5' on the other side of the easement.
- 10) Waiver for 24' wide drive along north end of property  
Currently the drive in question is 21' 10" wide where 24' is required. We have more than enough existing parking as well as Handicapped Accessible parking. We could in fact abandon this parking altogether but the Monks would prefer to keep it as its been in service for more than 15 years.
- 11) Waiver for Parking lot screening 30.04.06 L.2  
We have come as close as possible to provide necessary screening for the parking lot. Along the east side of the property there is a 15' wide drainage easement preventing us from meeting the code requirements

Sincerely,

Bush Construction  
Jason Bush V.P.

X

Date

8/26/24

PLANNER  
COPY

UC-24-0491