



Sunrise Manor Town Advisory Board
Hollywood Recreation Center
1650 S. Hollywood Blvd.
Las Vegas, NV 89142
 November 30, 2023
 6:30pm

AGENDA

Note:

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

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

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

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

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

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

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 November 16, 2023. (For possible action)
- IV. Approval of the Agenda for November 30, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- v. Informational Items: None

VI. Planning and Zoning

12/19/23 PC

- 1. **WS-23-0733-ALVARADO, REFUGIO:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Linn Lane, approximately 20 feet north of Gorham Avenue (alignment), within Sunrise Manor. TS/mh/syp (For possible action)12/19/23 PC

- VII. General Business: Review and vote on the 2024 Town Board calendar (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, 2023.
- 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

November 16, 2023

MINUTES

Board Members:	Earl Barbeau – Member – PRESENT Paul Thomas-Member-PRESENT Harry Williams-Member– PRESENT	Stephanie Jordan –Member-ABSENT Sondra Cosgrove-Member-PRESENT Nayarit Aguilera-Planner
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	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 November 2, 2023 Minutes

Moved by: Mr. Thomas
Action: Approved
Vote: 4-0/Unanimous

IV. Approval of Agenda for November 16, 2023

Moved by: Ms. Cosgrove
Action: Approved
Vote: 4-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/05/23 PC

1. **UC-23-0711-MATTHEW1720, LLC:**
USE PERMIT for a vehicle repair (automobile) facility in an APZ-2 Overlay District within an existing office/warehouse complex on a 1.4 acre portion of a 10.5 acre site in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the north side of Judson Avenue and the west side of Marion Drive within Sunrise Manor. TS/md/syp (For possible action) 12/05/23 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/unanimous

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

2. **WS-23-0710-CHURCH FOURSQUARE GOSPEL INTL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce height/setback ratio.
DESIGN REVIEW for an addition to an existing place of worship on 1.3 acres in an R-1 (Single Family Residential) Zone and C-P (Office and Professional) Zone. Generally located on the west side of Nellis Boulevard and the north side of Cleveland Avenue within Sunrise Manor. TS/bb/syp (For possible action) **12/05/23 PC**

Moved by: Mr. Thomas

Action: Approved w/ if approved staff recommendations & recommendation that parking lot not be sold w/o selling church

Vote: 3-1

- VII.** General Business: None
- VIII.** Public Comment: Several neighbors have concerns about the homelessness in Las Vegas. Trash, Safety, health issues and nothing is being done.
- IX.** Next Meeting Date: The next regular meeting will be November 30, 2023
- X.** Adjournment
The meeting was adjourned at 7:50 pm

BOARD OF COUNTY COMMISSIONERS

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MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

12/19/23 PC AGENDA SHEET

SETBACKS
(TITLE 30)

LINN LN/GORHAM AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0733-ALVARADO, REFUGIO:

WAIVER OF DEVELOPMENT STANDARDS for reduced setback in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Linn Lane, approximately 20 feet north of Gorham Avenue (alignment), within Sunrise Manor. TS/mh/syp (For possible action)

RELATED INFORMATION:

APN:
140-28-613-010

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the interior side setback for a proposed carport to 2 feet, 5 inches where a minimum of 3 feet is required per Table 30.40-2 (a 19% reduction).

LAND USE PLAN:
SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 1300 Linn Lane
- Site Acreage: 0.2
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 13 (residence)/10 (addition)/8.5 (carport)
- Square Feet: 1,155 (residence)/356 (addition)/480 (carport)

Site Plans

The plans show an existing single family residence with an attached home office addition in the rear of the residence. The office addition has reduced side and rear setbacks approved by WS-22-0633. On the south side of the property is an existing unpermitted carport that is 480 square feet, which is attached to the residence. The leading edge of the carport is 2 feet, 5 inches from the side property line, where 3 feet is required per Title 30.

Landscaping

There are no proposed changes to the landscaping associated with this application.

Elevations

The plans show an 8.5 foot high carport with color, finish, and roofing that match the residence. The carport consists of wood-metal frame, shingled asphalt roof, and an earth tone color scheme to match the house.

Floor Plans

The plans show an existing 480 square foot carport with an open layout designed to be used for the storage of vehicles.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the waiver of development standards to remedy the code enforcement violation that was issued to the property owner and obtain the necessary building permits for the carport addition.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0633	Reduce side and rear setbacks for an addition	Approved by PC	January 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Clark County Public Response Office (CCPRO)

CE21-03129 is an active code enforcement case on the property for a violation of the interior side setback requirement.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff reviews waiver of development standards requests to ensure compatibility with the existing developments in the area. Although the carport is architecturally compatible with the residence and the reduction is minor, the setbacks help preserve the appeal of a neighborhood as well as mitigate impacts and possible safety issues for adjacent properties. The proposed setback reduction is a self-imposed hardship, and the applicant has provided no alternatives to mitigate the negative impacts on the surrounding area. Staff finds that the applicant has not provided justification as to why the waiver of development standards should be approved; 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:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUNRISE BUILDERS, LLC.
CONTACT: SUNRISE BUILDERS, LLC., 6012 GOLDEN SUN CT., NORTH LAS VEGAS,
NV 89081

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WS-23-0733</u> DATE FILED: <u>10/23/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Suprise Molnar</u> TAB/CAC DATE: <u>11/30/23</u> PC MEETING DATE: <u>12/19/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 775</u>
PROPERTY OWNER	NAME: <u>REFUGIO ALVARADO</u> ADDRESS: <u>1300 LINN LN.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: _____ CELL: <u>702-742-8017</u> E-MAIL: <u>alejandroalvarado77@gmail.com</u>	
APPLICANT	NAME: <u>ADAN CASTILLO</u> ADDRESS: <u>5468 FUNKS GROVE LN.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: _____ CELL: <u>702-524-6776</u> E-MAIL: <u>sunrbllc@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>ADAN CASTILLO</u> ADDRESS: <u>5468 FUNKS GROVE LN.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: _____ CELL: <u>702-524-6776</u> E-MAIL: <u>sunrbllc@gmail.com</u> REF CONTACT ID #: _____	

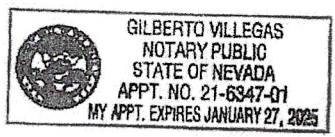
CIVIL ENGINEERING

ASSESSOR'S PARCEL NUMBER(S): 140-28-613-010
 PROPERTY ADDRESS and/or CROSS STREETS: WASHINGTON AVE. AND SLOAN LN.
 PROJECT DESCRIPTION: 480 SF. CARPORT

(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.

Refugio Alvarado REFUGIO ALVARADO
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 09-15-2023 (DATE)
 By Gilberto Villegas
 NOTARY PUBLIC: Gilberto Villegas



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

ALVARADO ADDITION'S LAND USE APPLICATION

Refugio Alvarado
1300 Linn Ln.
Las Vegas, NV 89110
APN: 140-28-613-010
WS-23-0733

September 11, 2023

Justification Letter

To: Clark County, Department of Comprehensive Planning

To: City Planner.

We did get a Violation (CE21-03129) on an attach addition at North-East corner and a carport of the address above.

We are applying for Waiver on the 480 sf. carport at South property line. The carport is 40'x12', wood-metal frame with asphalt roof, and the color matched the house. So we have to have 5 LF. side setback and we have 3'-5".

Furthermore, we are supplying architectural plan:

1. Sheet A-1 with Site plan, Code Summary and description of the front porch.
2. Sheet A-2 with the carport Floor plan, Section A-A', and Elevations.

In brief, we are trying to work with Clark County to work this out in the best way possible.

If you have any questions, please contact:

Adan Castillo
5468 Funks Grove Ln.
Las Vegas, NV 89122
(702) 524-6776
sunrbllc@gmail.com