



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

December 15, 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.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/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 December 1, 2022. (For possible action)
- IV. Approval of the Agenda for December 15, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None

VI. Planning and Zoning
12/21/22 BCC

- 1. **UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**
USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) **12/21/22 BCC**
- 2. **UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**
USE PERMIT for a cannabis establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) **12/21/22 BCC**

01/03/23 PC

- 3. **UC-22-0624-PLEASANT HILLS UNIT 2:**
USE PERMITS for the following: **1)** a communication tower; **2)** reduce the setback from a communication tower to a residential development; **3)** reduce the setback from Sloan Lane; and **4)** reduce the separation between communication towers.
WAIVER OF DEVELOPMENT STANDARDS to waive the setback for an architectural intrusion.
DESIGN REVIEW for a communication tower (palm tree monopole) and associated equipment in conjunction with an existing multiple family residential development on a portion of 6.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Sloan Lane, 775 feet north of Bonanza Road within Sunrise Manor. TS/bb/syp (For possible action)**01/03/23PC**
- 4. **VS-22-0630-LV CHEYENNE INDUSTRIAL LP:**
VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)**01/03/23PC**
- 5. **WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone. Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)**01/03/23PC**

6. **WS-22-0633-ALVARADO, REFUGIO:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.
Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)**01/03/23PC**

01/04/23 BCC

7. **ZC-22-0589-CORTES, J YNEZ OROZCO:**
ZONE CHANGE to reclassify 0.7 acres from an R-4 (Multiple-Family Residential – High Density) Zone to an R-E (Rural Estates Residential) Zone. Generally located on the west side of Ringe Lane, 130 feet south of Owens Avenue within Sunrise Manor (description on file). TS/mc/syp (For possible action)**01/04/23BCC**

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: December 29, 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

December 1, 2022

MINUTES

Board Members: Alexandria Malone – Chair – PRESENT Paul Thomas – EXCUSED
Earl Barbeau-Vice Chair- PRESENT Harry Williams- EXCUSED
Max Carter – - PRESENT Planning-Jazmine Harris

Secretary: Jill Leiva 702 334-6892 jillniko@hotmail.com
County Liaison: William Covington

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of the November 10, 2022 Minutes

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

IV. Approval of Agenda for December 1, 2022

Moved by: Mr. Carter
Action: Approved with items #6 & #7 being held
Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/20/22 PC

1. **DR-22-0608-INZUNZA, JUAN MANUEL & GARCIA, IVONNE FRANCO:**

DESIGN REVIEW for a vehicle sales office and site design on 0.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 300 feet south of Harris Avenue within Sunrise Manor. TS/sd/syp (For possible action) 12/20/22 PC

Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

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

2. **NZC-22-0592-4350 NELLIS BLVD, LLC:**
ZONE CHANGE to reclassify 20.0 acres from a C-2 (General Commercial) (AE-60 & AE-70) Zone to an M-D (Designed Manufacturing) (AE-60 & AE-70) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** proposed distribution center; and **2)** alternative parking lot landscaping. Generally located on the east side of Nellis Boulevard and the south side of Craig Road within Sunrise Manor (description on file). MK/rk/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/Unanimous
3. **VS-22-0593-4350 NELLIS BLVD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Las Vegas Boulevard North, and between Nellis Boulevard and Las Vegas Boulevard North within Sunrise Manor (description on file). MK/rk/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Barbeau
Action: Denied
Vote: 3-0/Unanimous
4. **UC-22-0599-SHAHID NASSER ABDEL & MANAL A. & AVA MINA WORLD WIDE INVESTMENT, LLC:**
USE PERMITS for the following: **1)** allow personal services (beauty salon) in an H-2 Zone; and **2)** allow personal services (beauty salon) in an APZ-2 Zone in conjunction with an existing shopping center on 3.4 acres in an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Lamb Boulevard within Sunrise Manor. WM/rk/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous
5. **WS-22-0597-NORIEGA, CRISOL & MENDEZ, ISAI LUNA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an existing detached patio cover in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Sabroso Street, 970 feet south of Carey Avenue within Sunrise Manor. MK/nm/syp (For possible action) **12/20/22 PC**
Moved by: Mr. Carter
Action: Approved Per Staff Recommendations
Vote: 3-0/Unanimous

12/21/22 BCC

6. **UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:**
USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action) **12/21/22 BCC**

HELD PER APPLICANTS REQUEST

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

7. **UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE L P:**
USE PERMIT for a cannabis establishment (production).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)12/21/22 BCC

HELD PER APPLICANTS REQUEST

8. **ZC-22-0601-JAMC LLP:**
ZONE CHANGE to reclassify 0.2 acres from an R-2 (Medium Density Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a proposed vehicle sales business.
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.
DESIGN REVIEW for a vehicle sales business on 0.9 acres in a C-1 (Local Business) Zone. Generally located on the south side Charleston Boulevard, approximately 300 feet east of Mojave Road within Sunrise Manor. TS/sd/syp (For possible action)12/21/22 BCC

Moved by: Mr. Carter

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimous

- VII. General Business: None
- VIII. Public Comment: None
- IX. Next Meeting Date: The next regular meeting will be December 15, 2022
- X. Adjournment
The meeting was adjourned at 7:05pm

12/21/22 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

GOBI SANDS AVE/ARCTIC SPRING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0610-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:

USE PERMIT for a cannabis establishment (distribution) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-316-004; 140-05-316-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4235 Arctic Spring Avenue
- Site Acreage: 1.3
- Project Type: Cannabis establishment (distribution)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 7,411
- Parking Required/Provided: 20/45

Site Plans

The plans depict an existing single story warehouse building and a parking lot located on a project site consisting of 1.3 acres. The warehouse building is located on the northern parcel and the parking lot is located on the southern parcel. Access to the site is granted via 2 existing driveways located along Arctic Spring Avenue. The proposed cannabis establishment (distribution) requires 20 parking spaces where 45 parking spaces are provided. No site or exterior modifications to the building are proposed with this application.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided.

Elevations

The plans depict an existing 1 story warehouse building measuring 23 feet in height to the top of the parapet wall. The building consists of a brick exterior.

Floor Plans

The plans depict an existing 7,411 square foot building consisting of a lobby, storage area, restrooms, and miscellaneous rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is designated Business Employment (BE) in the Land Use Plan and zoned M-D (Designed Manufacturing). The building is located within an overall industrial park and the subject property is an appropriate location for the proposed distribution use.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400123 (UC-0391-17)	First extension of time for a cannabis establishment (retail cannabis store) - expired	Approved by BCC	July 2018
UC-0391-17	Original request for a cannabis establishment (retail cannabis store) in conjunction with an existing dispensary - expired	Approved by BCC	June 2017
UC-0280-14 (ET-0080-15)	First extension of time for a medical cannabis establishment (dispensary) - expired	Approved by BCC	December 2015
UC-0607-15	Medical cannabis establishment (cultivation) within the remaining square footage of the building with a waiver for separation to a residential use - expired	Approved by BCC	October 2015
UC-0280-14	Medical cannabis establishment (dispensary) - expired	Approved by BCC	June 2014
DR-1889-98	Office/warehouse building and parallel parking spaces on a portion of the site	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Industrial & warehouse development

Related Applications

Application Number	Request
UC-22-0611	A use permit for a cannabis establishment (production facility) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 separation survey shows that all the required separations from community facilities and schools are being met. The crime report indicates that within a 1 mile radius, 212 crime reports were filed by the North Las Vegas Police Department and the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal. Building elevations indicate that a professional appearance will be maintained. Staff finds that the proposed cannabis distribution use will not have an adverse effect on adjacent properties and the character of the neighborhood. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this cannabis distribution use within 2 years of approval or the application will expire.
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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: DEP OPS NV LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input checked="" type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF	APP. NUMBER: <u>UC-22-0610</u> DATE FILED: <u>10/25/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>12/1/22</u> PC MEETING DATE: <u>-</u> @ <u>6:30 P.M.</u> BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u> FEE: <u>\$5,175</u>	
		PROPERTY OWNER	NAME: <u>Landale US Holdings %50 & Crown Real Estate LP %50</u> ADDRESS: <u>5307-4 ST SE</u> CITY: <u>Calgary- Canada</u> STATE: <u>AB</u> ZIP: <u>T2H 1K6</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
		APPLICANT	NAME: <u>DEP Ops NV LLC</u> ADDRESS: <u>3132 S. Highland</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>Rob Slingerland (760) 914-4945</u> E-MAIL: <u>rslingerland@desertevolution.com</u> REF CONTACT ID #: _____

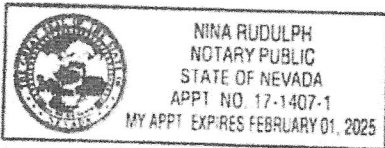
CORRESPONDENT	NAME: <u>Brown, Brown, & Premrsirut -Jay Brown</u> ADDRESS: <u>520 S. 4th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>(702) 598-1484</u> CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-05-316-004, 005

PROPERTY ADDRESS and/or CROSS STREETS: 4235 Arctic Spring AVE

PROJECT DESCRIPTION: Use permit for retail/medical cannabis production-distributor use permit

(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.

<u>[Signature]</u> Property Owner (Signature)*	<u>Robert Slingerland</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>July 21, 2022</u> (DATE) By <u>Robert J Slingerland</u>	
NOTARY PUBLIC: <u>[Signature]</u>	

*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.

October 24, 2022

UC-22-0610

Mr. Mark Donahue, Principal Planner
Clark County Current Planning 500
Grand Central Pkwy 1st Floor Las
Vegas, NV 89155

PLANNER
COPY

RE: APR-22-101084 & APR-22-1010855

UC - DISTRIBUTOR

Dear Mr. Mark Donahue:

Brown, Brown & Premsrirut has been hired to assist in the transfer of cannabis licenses (production and distributor). The licenses were originally owned by CW Nevada. In July of 2020, the Cannabis Compliance Board (CCB) voted to approve a disciplinary settlement with CW Nevada, LLC, which was in bankruptcy and handled by a state court receiver. Two Special Use Permits are required before the Board of County Commissioners.

Desert Evolution, LLC acquired the production distributor licenses. They are requesting to relocate the licenses to Arctic Spring Avenue. The proposed location is a 7411 square foot building on two parcels with a parking lot. The building is designed with two kitchens, an extraction room, packing and pre-roll. The property is 1.22 acres located on the southwest corner of Arctic Spring Avenue and Gobi Sands Avenue.

The property is designated Business Employment (BE) in the land use plan and hard zoned M-D-Designed Manufacturing. The building is located within an overall industrial park bounded by Craig Road to the north, Alexander on the south, Lamb to the west and a single-family subdivision along the eastern boundary.

Applications requested:

- Special Use Permit for Cannabis Distribution
- Special Use Permit for Cannabis Production
- Waiver to reduce the minimum separation distance of 660 feet to the nearest property line of a residential use to the front door of the production establishment. The nearest residential use appears to be roughly 450 feet to the west. This location previously had cannabis business located within the building and had no impact on the residential neighborhood. The production

This is an appropriate location for these uses and we respectfully request approval.

Respectfully yours,

Brown, Brown & Premsrirut

PLANNER
COPY

12/21/22 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

GOBI SANDS AVE/ARCTIC SPRING AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0611-LANDALE US HOLDINGS LP & CROWN REAL ESTATE LP:

USE PERMIT for a cannabis establishment (production).

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between a residential use and a cannabis establishment (production) within an existing warehouse building on 1.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Gobi Sands Avenue and the west side of Arctic Spring Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-316-004; 140-05-316-005

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a residential use and a cannabis establishment (production) to 435 feet where a minimum of 660 feet is required per Table 30.44-1 (a 34.1% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4235 Arctic Spring Avenue
- Site Acreage: 1.3
- Project Type: Cannabis establishment (production)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 7,411
- Parking Required/Provided: 20/45

Site Plans

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driveways located along Arctic Spring Avenue. The proposed cannabis establishment (production) requires 20 parking spaces where 45 parking spaces are provided. No site or exterior modifications to the building are proposed with this application.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided.

Elevations

The plans depict an existing 1 story warehouse building measuring 23 feet in height to the top of the parapet wall. The building consists of a brick exterior.

Floor Plans

The plans depict an existing 7,411 square foot building consisting of a lobby, storage area, restrooms, and miscellaneous rooms for production of cannabis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is designated Business Employment (BE) in the land use plan and zoned M-D (Designed Manufacturing). The building is located within an overall industrial park and the subject property is an appropriate location for the proposed production facility use.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400123 (UC-0391-17)	First extension of time for a cannabis establishment (retail cannabis store) - expired	Approved by BCC	July 2018
UC-0391-17	Original request for a cannabis establishment (retail cannabis store) in conjunction with an existing dispensary - expired	Approved by BCC	June 2017
UC-0280-14 (ET-0080-15)	First extension of time for a medical cannabis establishment (dispensary) - expired	Approved by BCC	December 2015
UC-0607-15	Medical cannabis establishment (cultivation) within the remaining square footage of the building with a waiver for separation to a residential use - expired	Approved by BCC	October 2015
UC-0280-14	Medical cannabis establishment (dispensary) - expired	Approved by BCC	June 2014
DR-1889-98	Office/warehouse building and parallel parking spaces on a portion of the site	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D	Industrial & warehouse development

Related Applications

Application Number	Request
UC-22-0610	A use permit for a cannabis establishment (distribution) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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 separation survey shows that all the required separations from community facilities and schools are being met. The crime report indicates that within a 1 mile radius, 212 crime reports were filed by the North Las Vegas Police Department and the Las Vegas Metropolitan Police Department in the 60 days prior to the application submittal. Building elevations indicate that a professional appearance will be maintained. However, since staff is not supporting the waiver of development standards, staff cannot support the use permit request.

Waiver 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.

Although the proposed production facility is buffered by an existing building to the west, Staff is concerned the reduced separation may potentially impact the nearby single family residential development. Staff is concerned with the possibility of odor emanating from the production facility and being noticeable by the residents of the neighborhood to the west, across Lamb Boulevard. 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:

Current Planning

If approved:

- A valid Clark County business license must be issued for this cannabis production facility use within 2 years of approval or this application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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: DEP OPS NV LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

COMMUNICATION TOWER
(TITLE 30)

BONANZA RD/SLOAN LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0624-PLEASANT HILLS UNIT 2:

USE PERMITS for the following: 1) a communication tower; 2) reduce the setback from a communication tower to a residential development; 3) reduce the setback from Sloan Lane; and 4) reduce the separation between communication towers.

WAIVER OF DEVELOPMENT STANDARDS to waive the setback for an architectural intrusion.

DESIGN REVIEW for a communication tower (palm tree monopole) and associated equipment in conjunction with an existing multiple family residential development on a portion of 6.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Sloan Lane, 775 feet north of Bonanza Road within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-27-410-000; 140-27-413-065 ptn

USE PERMITS:

1. Permit a communication tower.
2. Reduce the setback from a communication tower to a residential development (to the west) to 180 feet where 210 feet is required per Table 30.44-1 (a 14% reduction).
3. Reduce the setback from a communication tower to Sloan Lane to 30 feet where 40 feet is required per Table 30.44-1 (a 25% reduction).
4. Reduce the separation between communication towers to 175 feet where a minimum of 600 feet is required per Table 30.44-1 (a 17% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the setback for an architectural intrusion (communication tower palm fronds) where 3 feet is required per Section 30.56.040 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 900 Sloan Lane
- Site Acreage: 6.8 (portion)
- Project Type: Communication tower
- Height (feet): 70

Site Plan

The site currently has 2 communication towers in place, 1 is a stealth flagpole built in 2003 located within the median of the Sloan Lane entrance to the development, and the other is a monopole designed as a palm tree located 175 feet east of the proposed monopole and built in 2014. The existing monopalm will remain in place and the stealth flagpole will be removed and replaced with the proposed new monopole. The site plan depicts a new monopole with a palm tree design (monopalm) located at the Sloan Lane entrance to the Pleasant Hills condominium neighborhood. The proposed new monopalm structure will be located 30 feet east of Sloan Lane and approximately 20 feet north of the entrance drive to the Pleasant Hills neighborhood. More specifically, the tower and the equipment lease area are located east of an existing subdivision perimeter wall and south of an existing garage wall, within a landscaped common area. Although under common ownership and 1 homeowner's association, the development is divided in half from north to south. The monopole is set back 5 feet to the north of the dividing property line. The monopole fronds will overlap the north/south property line that divides the Pleasant Hills neighborhood in half, which necessitates the waiver to eliminate the setback for the fronds to the property line.

Landscaping

There is existing landscaping located at the northeast corner of the entry drive and Sloan Lane. An existing tree will be removed to accommodate the proposed tower. Four medium and small trees and 3 shrubs will be planted south and west of the proposed tower, outside the sight visibility areas. The perimeter wall adjacent to the lease area will be increased to a maximum of 8 feet high and will be painted to match the existing wall.

Elevations

The proposed tower is 70 feet high. A 7 foot to 12 foot garage is located to the north and the extended perimeter wall is located to the east of the lease area. The 517 square foot lease area will include telecom equipment boxes and concrete pads screened from Sloan Lane view.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a new monopole communication tower that will allow 5G service and provide better coverage to the surrounding area. The existing stealth flagpole will be removed after construction and operation of the new tower (within 60 days as required by Code). The proposed tower will include a palm tree design to blend in with the surrounding landscaping and residential uses. The new tower will be a total of 70 feet in height with the attached palm fronds

and will be located behind a subdivision wall east of Sloan Lane. At the request of the Pleasant Hills association and owners, no fence will be placed on the east side of the tower. Bollards will be placed on the east side of the tower, adjacent to the interior driveway, along with additional landscaping as shown on the plan. The new tower will provide greater bandwidth and faster network service to end users. The existing stucco wall on the west side of the proposed tower will be raised to screen equipment from view. The raised portion of the wall will not exceed the allowed 8 feet as outlined in Figure 30.64-9 with 15 feet of enhanced landscaping between the sidewalk and wall.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0513-14	Communication tower (monopole) monopalm design	Approved by PC	July 2014
UC-0769-03	Reduced the separation of a stealth flagpole communication tower from a residential development	Approved by PC	June 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-D	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	100 foot wide power corridor & single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Sloan flood control channel

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 proposed new monopole will be designed as a palm tree to match the existing monopole located on the east side of the property. The new communication tower will enhance service to the surrounding area and include 5G service where it was previously not possible with the stealth flagpole design. This new tower will provide a wider level of service to the surrounding public. The proposed tower will allow for collocated antennae as required by Code and be compatible with the existing monopalm tower. This new tower will eliminate the potential for having 3

towers in the area, since the stealth flagpole cannot accommodate 5G service and will be removed as a result of the construction of the new tower. The proposed new monopalm tower meets the context sensitive design of the Master Plan Policy 6.2.1 with regard to height and scale in relationship to the surrounding neighborhood and existing monopalm facility. Policy 2.1.2 of the Master Plan supports equitable access to higher speed broadband service and new 5G technology in underserved communities. In addition, the nearest off-site residential property is located to the west of the monopole, on the other side of Sloan Lane and the existing regional drainage channel; therefore, the location of the monopole should not have a negative impact to the residential development. The proposed 30 foot setback from Sloan Lane includes landscaping, trees, and an 8 foot stucco wall. The wall and landscaping will be the dominate feature for vehicles traveling on Sloan Lane. Staff recommends approval.

Waiver 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.

The location of the palm fronds approximately zero feet from the interior property line would not create a hazard to the public when considering the fronds are located between 60 feet and 70 feet in height, and the 2 portions of the subdivision are developed as 1 development. The proposed new monopalm tower meets the context sensitive design of the Master Plan Policy 6.2.1 with regard to height and scale in relationship to the adjacent garage structure, walls, access drive, and street.

Design Review

The change in location from the stealth flagpole site to the new tower site will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed tower would not be appropriate as a replacement in the same location as the stealth flagpole when considering this is the primary entrance to the community and located in the middle of a moderately high traffic area that is constantly exposed to vehicle movements. The monopole designed as a palm tree within the required separation distance should not create a nuisance and will not be unsightly at 70 feet in height. The proposed new monopalm tower meets the context sensitive design of the Master Plan Policy 6.2.1 with regard to real trees on the property being nearly as high as the proposed monopalm towers. Staff recommends approval of 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:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CYNTHIA SQUIER

CONTACT: CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074

RIGHT-OF-WAY
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0630-LV CHEYENNE INDUSTRIAL LP:

VACATE AND ABANDON a portion of a right-of-way being Lamb Boulevard located between Cheyenne Avenue and Cecile Avenue (alignment) within Sunrise Manor (description on file). WM/md/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-502-002

LAND USE PLAN:
SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Lamb Boulevard with an area measuring 1,160 square feet. The vacation and abandonment is necessary to accommodate the required 5 foot wide detached sidewalk along Lamb Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0183	Reclassified the project site to M-D zoning for a distribution center with waivers for alternative landscaping, throat depth, and departure distance	Approved by BCC	May 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D & M-1	Warehouse
East	Business Employment	C-2	Convenience store with gasoline station

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: WOOD RODGERS

CONTACT: WOOD RODGERS, WOOD RODGERS INC., 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV 89113

01/03/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CANE HILL DR/BLOSSOM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0616-HILL, ADRIAN TRUST & HILL, ADRIAN LEROY TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase hardscape on 0.1 acre in an R-3 (Multiple Family Residential) Zone.

Generally located on the southeast side of Cane Hill Drive, 43 feet north of Blossom Avenue within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-04-214-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback for a proposed room addition to 10 feet where 15 feet is required per Table 30.40-2 (a 33% decrease).
2. Increase the amount of hardscaping permitted in the front and side yards to 74% where 60% is permitted per Section 30.64.030 (a 23% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1856 Cane Hill Drive
- Site Acreage: 0.1
- Project Type: Room addition and increase hardscaping
- Number of Stories: 1
- Building Height (feet): 12.3
- Square Feet: 176

Site Plan

The plan depicts a single family home on a 0.1 acre lot. The house is centered on the lot with a driveway connecting an existing attached garage to Cane Hill Drive, which the house fronts. The plans further show an existing attached patio cover located to the rear of the house in the northeast portion of the lot. The patio cover is shown to be 11 feet by 16 feet supported by 2

columns. This attached patio cover is proposed to be enclosed to become a part of the main residence. A 6 foot CMU block wall encloses the property.

Landscaping

The front yard consists of a concrete driveway and some additional concrete hardscaping. The front yard also contains 2 planters that contain a palm tree and some shrubs. The side yards contain some concrete paths, with the rear yard containing an open gravel area. Hardscaping takes up approximately 74% of the front and side yards.

Elevations

The elevations depict a typical stucco single family residence. The plans show the peak height of the residence as 12.3 feet. The exterior is beige painted stucco with white painted accents. The roof is shown as a cream colored tile roof. The elevations also show the existing residence to have windows and doors typical of a single family residence. The proposed room addition is shown to be enclosed with beige stucco walls with white accents and a cream tile roof. Typical residential windows are shown on the north and south elevations with the east elevation having a sliding glass door system, the width of the proposed addition.

Floor Plans

The plans show the proposed room addition will be attached to the home at the rear of the residence. Interior access to the proposed room addition will be maintained with the existing residence through an existing 6 foot wide sliding glass door. The intent is for this space to be used as a dining area.

Applicant's Justification

The applicant states that they would like to enclose their existing patio cover to create an indoor dining area. They will enclose the structure and include windows and doors. They state the architecture of the structure will match the existing home and that the reduced setback of the structure will not affect surrounding neighbors, as the structure will match the existing home and the reduction is minimal. Regarding the hardscape, they state the hardscaping enhances the site and is not a nuisance to the neighborhood.

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-3	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

In general, staff finds that the proposed addition through the enclosing of the existing patio cover would more than likely pose no additional physical, visual, or noise burden to the surrounding property owners and the proposed addition is similar to what already exists in the nearby area. In addition, the proposed room addition would already be permitted within 10 feet of the rear property for an addition up to half of the width of the existing house; however, the proposed room addition is wider than half the width of the existing residence. As a result, the reduction of the setback is a self-imposed burden and for this reason, staff cannot support this waiver.

Waiver of Development Standards #2

Staff is concerned that the additional concrete that is provided on the site may create not only a visual burden but a heat burden on the surrounding area. The current hardscaping as shown; however, appears similar to front yard landscaping present in the area and the applicant's current soft scaping of trees and shrubs should help alleviate any increase in the heat effect. Ultimately, the need for this waiver to increase the hardscaping is self-imposed and for this reason staff cannot support this waiver.

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:

Current Planning

If approved:

- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADRIAN HILL

CONTACT: ADRIAN HILL, 1856 CANE HILL DRIVE, LAS VEGAS, NV 89142

DRAFT

SETBACKS
(TITLE 30)

GORHAM AVE/LINN LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0633-ALVARADO, REFUGIO:

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

Generally located on the east side of Linn Lane and the north side of Gorham Avenue, 670 feet north of Washington Avenue within Sunrise Manor. TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:
140-28-613-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback to 4.6 feet where 10 feet is required per Table 30.40-2 (a 55% reduction).
- b. Reduce the side setback to 4.7 feet where 5 feet is required per Table 30.40-2 (a 6% 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
- Square Feet: 2,015
- Building Height (feet): 13

Site Plans

The plans show a 2,015 square foot single family residence with an unpermitted 356 square foot attached office addition in the rear of the residence. The unpermitted office structure was built within the rear and side setbacks, 4.6 feet from the rear property line where 10 feet is allowed for half the width of the building and 4.7 feet from the side property line to the north where 5 feet is

the requirement. On the south side of the property is an existing unpermitted carport which is 5 feet from the side property line.

Landscaping

The front property yard has several large and medium shrubs. There is no indication that the same type of landscaping will be added to the site near the portion of the yard encroached by the unpermitted building addition.

Elevations

Elevations show a 13 foot high single family residence with stucco and pitched shingle roof painted in 2 toned beige. The unpermitted addition matches the house in colors, materials, and style. The unpermitted office addition is 10 feet in height. Additionally, the carport is 8 feet high and consists of a shingled roof and wooden frame for support.

Floor Plans

The 356 square foot office addition is connected to the existing residence and accessed via a door from the main bedroom. It consists of a large area with a closet and a south facing window and side door to access an existing patio cover in the backyard. The carport is attached to the residence on the south elevation, open on 3 sides and is 400 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood	R-1	Single family residential
East	Mid-Intensity Suburban Neighborhood	R-2	Single family residential

Clark County Public Response Office (CCPRO)

CE22-03129 is an active zoning violation for constructing structures without building permits.

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 requests to ensure compatibility with the existing developments in the area. Although the office addition is architecturally compatible with the residence and the carport has roofing material that matches the residence, the setbacks and separations help preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The proposed reductions in setbacks are a self-imposed hardship, and the applicant provided no alternatives to mitigating 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:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUNRISE BUILDERS, LLC.
CONTACT: REFUGIO ALVARADO, 1300 LINN LANE, LAS VEGAS, NV 89110

DRAFT

01/04/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

OWENS AVE/RINGE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0589-CORTES, J YNEZ OROZCO:

ZONE CHANGE to reclassify 0.7 acres from an R-4 (Multiple-Family Residential – High Density) Zone to an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Ringe Lane, 130 feet south of Owens Avenue within Sunrise Manor (description on file). TS/mc/syp (For possible action)

RELATED INFORMATION:

APN:

140-28-110-022

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.7
- Project Type: Single family residential

Applicant's Justification

According to the applicant, approval of the zone change request will allow the parcel to be developed with one single family residence, similar to the properties to the south and east. Also, the approval of this request will not have a negative effect on the neighborhood or surrounding areas. The applicant also states that the zoning being requested is R-E (Rural Estate Residential) and the requested zoning conforms to the County's planned land use for the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-2	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Corridor Mixed-Use	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Advanced Planning

The subject site, which is currently zoned R-4, is also within the land use category of Ranch Estate Neighborhood (RN). This land use category allows up to 2 dwelling units per acre. The zone change request is for R-E zoning, which is one of the conforming zoning districts within the RN land use category. A maximum of 1 single family residence would be permitted on the subject site if the R-E zoning is approved as requested. The request conforms with Policy SM-1.4 in the Master Plan, which states - Encourage infill development within Ranch Estate Neighborhoods in accordance with the compatibility considerations contained in Neighborhood Land Use Category Definitions.

The surrounding properties to the east and south of the subject site are R-E zoned and developed with single family residential uses. The 9 lot single family subdivision north of, and adjacent to, the subject site is zoned R-2. The nearest R-4 zoned parcel is approximately 600 feet north of the subject site, and there are no other R-4 parcels within the immediate area. A new single family residence on the subject site would be compatible to the existing residential uses adjacent to, and nearby, the subject site. Staff does not anticipate any impacts to the adjacent properties and can support the 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:

Advanced Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);

- Drainage study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0447-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: J YNEZ CORTES

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102