



Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, NV 89121

May 25, 2021

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at (702) 335-9205 and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments via email to beatriz.martinez@clarkcountynv.gov, before 5:00 pm, May 25,2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members:	Robert Mikes – Chair Ken Dayton- Vice Chair John Delibos	Judith Siegel Patrick Becker
Secretary:	Victoria Bonner, (702)335-9205, victoriabelleb@gmail.com	
County Liaison:	Beatriz Martinez, (702)455-0560, beatriz.martinez@clarkcountynv.gov	

I. Call to Order, Invocation, Pledge of Allegiance, 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 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 Chair or the Board/Council by majority vote.

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

If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Beatriz.martinez@clarkcountynv.gov, before 5:00 pm, on May 25,2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

- III. Approval of Minutes for May 11,2021 (For possible action)
- IV. Approval of Agenda for May 25, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
- VI. Planning & Zoning

1. UC-21-0157-PEBworth, Laurie:

USE PERMIT to allow vehicle repair.

WAIVER OF DEVELOPMENT STANDARDS for reduced separation from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo

(For possible action)

06/01/21 PC

2. WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way within Winchester. TS/jvm/jo

(For possible action)

06/15/21 PC

- VII. General Business
- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to Beatriz.martinez@clarkcountynv.gov, before 5:00 pm, May 25,2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

- IX. Next Meeting Date: June 8, 2021

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

X. Adjournment

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

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

Fast ans Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

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



Winchester Town Advisory Board

May 11, 2021

MINUTES

Board Members: Robert O. Mikes, Jr. – Chair – **Excused**
Kenneth Dayton – Vice Chair- **Excused**
John Delibos – **Present**
Judith Siegel – **Present**
Patrick Becker - **Present**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Sami Real; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of April 27, 2021 Minutes
Moved by: Becker
Approve as submitted
Vote: 3-0 Unanimous
- IV. Approval of Agenda for May 11, 2021
Moved by: Becker
Approve as submitted
Vote: 3-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community.

VI. Planning & Zoning:

1. **ET-21-400052 (UC-18-0328)-SHERWOOD 2592 INVESTMENTS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to reduce the front setback for a proposed motel.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative landscaping and buffering; **3)** alternative parking lot design and layout; **4)** waive applicable design standards; **5)** allow modified driveway design standards; and **6)** permit existing nonstandard improvements to remain within a right-of-way.
DESIGN REVIEW to convert an existing apartment building into a proposed motel on 0.5 acres in an H-1 (Limited Resort and Apartment) Zone in the SOSA Overlay District. Generally located on the east side of Sherwood Street, 500 feet south of Sahara Avenue within Winchester. TS/nr/jo (For possible action)

Moved By- Delibos
Approve with staff conditions
Vote: 3-0 Unanimous

2. **UC-21-0157-PEBWORTH, LAURIE:**
USE PERMIT to allow vehicle repair.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

Moved By- Delibos
Hold for 2 weeks
Vote: 3-0 Unanimous

3. **WS-21-0172-GRD MARYLAND LV, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height.
DESIGN REVIEW for a perimeter fence in conjunction with an existing commercial building on 2.1 acres in a C-1 (Local Business) Zone in the Midtown Maryland Parkway Overlay District. Generally located on the east side of Maryland Parkway and the north side of Vegas Valley Drive within Winchester. TS/al/jo (For possible action)

Moved By- Delibos
Approve with staff conditions
Vote: 3-0 Unanimous

4. **DR-21-0164-RESORTS WORLD LAS VEGAS, LLC:**
DESIGN REVIEWS for the following: **1)** modify an existing comprehensive sign plan (Resorts World Hotel Casino); **2)** increase the overall wall sign area; and **3)** increase the overall animated sign area in conjunction with an approved resort hotel (Resorts World) on 87.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/al/jd (For possible action)

Moved By- Becker
Approve with staff conditions
Vote: 3-0 Unanimous

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be May 25, 2021

IX. Adjournment

The meeting was adjourned at 6:43 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., MAY 25, 2021**

06/01/21 PC

1. **UC-21-0157-PEBWORTH, LAURIE:**
USE PERMIT to allow vehicle repair.
WAIVER OF DEVELOPMENT STANDARDS for reduced separation from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

06/15/21 PC

2. **WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; and 2) reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single family residential) Zone. Generally located on the east side of Gaucho Drive and the south side of Caballero Way within Winchester. TS/jvm/jo (For possible action)

06/01/21 PC AGENDA SHEET

VEHICLE REPAIR
(TITLE 30)

BOULDER HWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0157-PEBWORTH, LAURIE:

USE PERMIT to allow vehicle repair.

WAIVER OF DEVELOPMENT STANDARDS for reduced separation from vehicle repair to a residential use in conjunction with a vehicle sales facility on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Boulder Highway, 1,200 feet north of Desert Inn Road within Winchester. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

161-07-801-002

USE PERMIT:

Allow vehicle repair in a C-2 zone.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation from a vehicle repair business to a residential use to 10 feet where 200 feet is required per Table 30.44-1 (a 95% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4020 Boulder Highway
- Site Acreage: 1.2
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 17,375
- Parking Required/Provided: 40/43

Site Plan

The site plan depicts an existing 17,375 square foot, single story motorcycle sales and maintenance building which will be converted to vehicle sales and repair. The site has 43 parking spaces, and driveway access from Boulder Highway. Existing parking is located along the south and west property lines with interior spaces provided. The west 13 spaces are covered parking spaces. An existing apartment complex is located south and west of the building. The proposed service area will be located behind 2 roll-up doors at the northwest corner of the building in an area of the building previously used for storage.

Landscaping

An existing 6 foot landscape strip and 6 foot decorative fence are located on the south and west sides of the property. The property has existing parking lot landscaping and landscaping along Boulder Highway.

Elevations

The building elevations depict a single story, 26 foot high building with a glass storefront facing Boulder Highway, and extended roof covering vehicle display areas on the east and south sides. Two roll-up service bay doors face the parking lot to the south. A third smaller roll-up door is located on the south wall for delivery access.

Floor Plans

The floor plan depicts an 86 foot by 45 foot vehicle repair service space within the 17,375 square foot building. The remaining floor area includes 3 offices, showroom, and restrooms. The showroom is approximately 8,000 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to conduct vehicle sales as a primary use and provide vehicle repair services in support of the auto sales and public vehicle repair. No body or paint work will be conducted at this location. The service bay doors will remain closed during operations. Operations will take place from 8:00 a.m. to 5:00 p.m., Monday through Friday, and 8:00 a.m. to 2:00 p.m. on Saturdays.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1431-05	Wall sign and setbacks	Approved by PC	October 2005
ZC-0713-04	Motorcycle sales, landscaping, and setbacks	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail sales
South & West	Commercial General	R-4	Multiple family residential
East	Commercial Tourist	H-1	Boulder Station Casino

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 Comprehensive 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 site previously operated as a motorcycle sales and maintenance facility; however, the area now proposed for the vehicle repair was used as storage for the motorcycle business. As a special use, vehicle repair may be appropriate if located in an area which is compatible with the neighborhood. With the vehicle repair portion of the business located 10 feet from the multiple family development to the west, staff finds there is not an adequate buffer to protect from noise related to the operations and vehicle parking/storage; therefore, the use is not compatible and staff cannot support the request. Staff may support the repair portion of the business if it was located in the central portion of the building, which was originally approved for the motorcycle shop area, with added landscaping and with the condition for the service doors remaining closed during operation, as stated by the applicant.

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. As stated above, the reduced setback does not allow for adequate mitigation of the potential adverse effects from the vehicle repair business. Staff does not find that the existing landscaping will provide a sufficient buffer.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Plant two, 24 inch box large trees along the south property line, generally spaced between the existing light poles on the south side of the building;
- Plant one, 24 inch box large tree on the south property line in front of the 8th parking space from the western property line;
- Plant one, 24 inch box large tree along the west property line where the chain-link fence connects to the western wall;
- Roll-up service bay doors to remain closed during service activity;
- 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

- No comment.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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: CHOICE AUTOMOTIVE LLC

CONTACT: WANDA SLATE, 4435 E. COLTON AVE, SUITE 107 LAS VEGAS NV 89115

DRAFT

06/15/21 PC AGENDA SHEET

CARPORT
(TITLE 30)

GAUCHO DR/CABALLERO WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0207-MORAN ISRAEL SAAVEDRA & LOPEZ-MENDOZA MARIA OFELIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** reduced separation in conjunction with a single family home on 0.2 acres in an R-1 (Single family residential) Zone.

Generally located on the east side of Gaucho Drive and the south side of Caballero Way within Winchester. TS/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

162-11-810-100

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to an accessory structure (carport) to 5 feet where 20 feet is the minimum allowed per Table 30.40-2 (a 75% reduction).
- b. Reduce the front setback to an accessory structure (carport) to a right-of-way to 5 feet where 10 feet is required per Table 30.40-2 (a 50% reduction).
2. Reduce the separation between structures to 4 feet where 6 feet is required per Table 30.40-2 (a 33% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3152 Gaucho Drive
- Site Acreage: 0.2
- Project Type: Accessory structure (carport)
- Square Feet: 480

Site Plan

The submitted site plan depicts a 0.2 acre single family lot with a home located centrally on the site. A detached accessory structure is located to the north of the home and the carport is located in front of the accessory structure. The carport is located 5 feet from Gaucho Drive and is separated from the accessory structure by 4 feet.

Landscaping

Landscaping is not a part of this request.

Elevations

The carport is approximately 12 feet tall and has three, 4x4 posts on two sides. The roof is composed of metal sheets.

Floor Plans

The carport is open on all 4 sides and covers an area of 480 square feet.

Applicant’s Justification

The applicant indicates that having to remove the carport would be a hardship to the family due to the cost and because of their daughters sensitivity to heat and sun.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE20-13865 is an active violation for building without a permit.

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.

The request is to reduce the setback for the existing carport to Gaucho Drive from 20 feet to 5 feet and to reduce the minimum setback to a right-of-way from 10 feet to 5. An accessory structure in the front yard is required to meet the setback for the principal structure which in this case is 20 feet. Staff does not support a reduction to the setback to the street. Staff finds that there are no unique or special circumstance with the site to warrant a reduction in the setback from the street. The applicant has not proposed any mitigation measures that lessen the impact of a relaxed standard and has not proven that the neighborhood will not be negatively impacted. Staff finds that this request is a self-imposed hardship which staff cannot support.

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 Comprehensive 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ISRAEL SAAVEDRA

CONTACT: ISRAEL SAAVEDRA, 3152 GAUCHO DRIVE, LAS VEGAS, NV 89169



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>4-7-2021</u> PLANNER ASSIGNED: <u>RBB</u> ACCEPTED BY: <u>RBB</u> FEE: <u>1,150</u> CHECK #: COMMISSIONER: <u>TS</u> OVERLAY(S)? PUBLIC HEARING? <u>(Y)N</u> TRAILS? <u>(Y)N</u> PFNA? <u>(Y)N</u> APPROVAL/DENIAL BY:	APP NUMBER: <u>46/w5-21-0157</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>5-11</u> TIME: <u>6PM</u> PC MEETING DATE: <u>6-1-2021 7pm</u> BCC MEETING DATE: ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>(Y)N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
PROPERTY OWNER	NAME: <u>Pebworth Laurie</u> ADDRESS: <u>4580 N Walnut Rd</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: CELL: E-MAIL: <u>lauriepebworth@icloud.com</u>	
APPLICANT	NAME: <u>Choice Automotive LLC</u> ADDRESS: <u>4435 E Colton Ave. Suite 107</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: CELL: <u>(818) 645-1311</u> E-MAIL: <u>Wanda @Choice1.V.com</u> REF CONTACT ID #:	
CORRESPONDENT	NAME: <u>Choice Automotive LLC</u> ADDRESS: <u>4435 E Colton Ave. Suite 107</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: CELL: <u>(818) 645-1311</u> E-MAIL: <u>Wanda @Choice1.V.com</u> REF CONTACT ID #: <u>209734</u> <div style="text-align: right; margin-top: -10px;"><u>131251</u></div>	

ASSESSOR'S PARCEL NUMBER(S): 16107801002

PROPERTY ADDRESS and/or CROSS STREETS: 4020 Boulder Hwy Las Vegas, NV 89121

PROJECT DESCRIPTION: Vehicle Repair, Maintenance, CWO Body & Paint
Vehicle Sales

(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)

Laurie Pebworth
 Property Owner (Print)

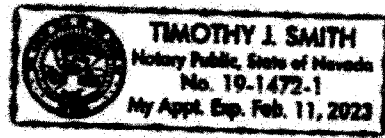
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 1 2021 (DATE)

By _____

NOTARY PUBLIC:



*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.

APR-21-100203 NODR

Choice Automotive LLC
4020 Boulder Hwy
Las Vegas, NV 89121

Justification letter

Re.: Special Use Permit – Auto Vehicle Repair

Dear members of the board:

I am requesting a Special Use Permit to do Auto Vehicle Repairs at 4020 Boulder Hwy, Las Vegas, NV 89121.

We are leasing this facility to establish a Second-Hand Used Vehicle Sales business. Because of the location we feel it will be beneficial to the business if we can also provide Vehicle Repair Services to the community besides our already existing customers.

This building is about 17,000 square feet, single story facility; It has about 8,000 square feet showroom with extensive use of large windows. Adjacent to the glass portioned showroom is a cover front patio used to display vehicles viewable from Boulder Hwy traffic. The showroom enjoys an unobstructed sight line to Boulder Station which is directly across the street, which we believe will attract customers.

We believe the highlights of this location are:

Suitable for automotive business

43 parking spaces

Monument signage located within the Opportunity zone

Close proximity to I-95

no Body and Paint work will be performed.

We can assure you that the business will be conducted in a manner that is harmonious with Existing surrounding businesses and we believe the location is physically suitable for this type of business.

Service bay door will be closed during service hours.

We intent to operate from 8:00 am to 5:00 pm from Monday to Friday and 8:00 am to 2:00 pm on Saturdays.

Our intention is to provide the best customer service we can and be able to create jobs for the community.

We hope you can approve our request.

Respectfully,


Wanda Slate

PLANNER
COPY

UC-21-0157



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

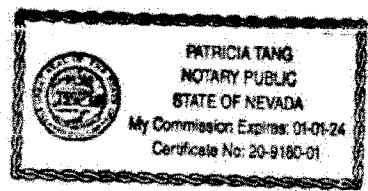
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> 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-21-0207</u> DATE FILED: <u>4/27/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: <u>6/15/21</u> BCC MEETING DATE: <u>-</u> FEE: <u>775</u>
	PROPERTY OWNER NAME: <u>Israel Saavedra-Moran</u> ADDRESS: <u>3152 Ciaucho Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-412-0700</u> CELL: <u>(702) 412-0900</u> E-MAIL: <u>israel.saavedra@rcgmail.com</u>
	APPLICANT NAME: <u>ISRAEL SAAVEDRA - MORAN</u> ADDRESS: <u>3152 CIAUCHO DR</u> CITY: <u>LAS VEGAS NV</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 412-0900</u> CELL: <u>(702) 412-0900</u> E-MAIL: <u>Israel Saavedra@rcgmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>ISRAEL SAAVEDRA MORAN</u> ADDRESS: <u>3152 CIAUCHO DR.</u> CITY: <u>LAS VEGAS NV</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 412-0900</u> CELL: <u>(702) 412-0700</u> E-MAIL: <u>israel saavedra@rcgmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-11-810-100
 PROPERTY ADDRESS and/or CROSS STREETS: TRACT 3152 CIAUCHO DR. AND CABALLERO
 PROJECT DESCRIPTION: CARPORAT

I, the undersigned, swear and say that I am, (we are) the (owners) or (holders) of record on the title, (one) 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): Israel Saavedra Moran Property Owner (Print): ISRAEL SAAVEDRA MORAN

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 09/16/2020 (DATE)
 By Israel Saavedra Moran
 NOTARY PUBLIC: [Signature]



*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.

MORAN ISRAEL SAAVEDRA
3152 Gaucho Drive
Las Vegas, Nevada 89169
702-412-0700

PLANNED
COPY

WS-21-0207

Re: 3152 Gaucho Drive
Request for Waiver


On or about the 15th day of January 2020, I had hired a company to install an awning over my driveway to keep my motor vehicle cool in the hot summer son. The purpose of the awning was keeping our motor vehicle cool because my daughter is extremely sensitive to heat and direct sun. She burns very quickly and develops heat rashes, so the awning is a necessity for our family.

I did not know at the time of installation that I was required to have a permit for the structure and the company that installed it did not advise me of the requirement. In additional there are several houses on the street that have a similar structure.

The awning is a solid structure that is made from metal and it does not cause a threat of being blown over or falling. The awning is solid.

Having to remove the awning would cause a hardship on my family due to the cost and because of my daughter's condition. Please make an exception for me and my family.

Respectfully Submitted


ISRAEL SAAVEDRA MORAN