



Sunrise Manor Town Advisory Board

August 15, 2019

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair – EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Rob Kaminski
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez & Kelly Benavidez	

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 July 11, 2019 Minutes

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

IV. Approval of Agenda for August 15, 2019

Moved by: Mr. Barbeau
Action: Approved with item #1 & 2 being Deleted & #15 & 16 Being Held Until the August 29th meeting
Vote:4-0/Unanimous

V. Informational Items: Ms. Castro mentioned that on August 24th from 9am-2pm at the the East Las Vegas Command Center UNLV was having “Law Day”.

VI. Planning & Zoning

08/06/19 PC

1. **AR-19-400085 (UC-0168-13)-I RENT B & E, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW of a vehicle repair not within a permanent enclosed building.
DESIGN REVIEW for outside vehicle repair equipment on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Kell Lane and Nellis Boulevard within Sunrise Manor. LW/sr/ja (For possible action)08/06/19 PC

NO ACTION TAKEN

2. **AR-19-400093 (UC-0168-13 (WC-0046-14))-I RENT B & E, LLC:**
WAIVER OF CONDITIONS FIRST APPLICATION FOR REVIEW of a use permit vehicle repair be limited to vehicles sold by the dealership in conjunction with an automobile repair and sales facility on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Kell Lane and Nellis Boulevard within Sunrise Manor. LW/sv/ma (For possible action)08/06/19 PC

NO ACTION TAKEN

08/20/19 PC

3. **DR-19-0524-SCHOOL BOARD OF TRUSTEES & COUNTY OF CLARK (PK & COMM) LEASE:**
DESIGN REVIEW for the renovation and expansion of an existing park on a portion of 16.6 acres in a P-F (Public Facilities) (AE-65) Zone. Generally located on the north side of Carey Avenue and the east side of Pecos Road within Sunrise Manor. LW/nr/ja (For possible action)08/20/19 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

4. **UC-19-0489-SILVER YEARS SERIES 1, LLC:**
USE PERMIT to allow a food cart (taco trailer) not located within an enclosed building.
DESIGN REVIEW for a food cart (taco trailer) not located within an enclosed building in conjunction with a commercial center on 2.63 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard and the east side of Moonlite Drive within Sunrise Manor. LW/nr/ma (For possible action) 08/20/19 PC

Moved by: Ms. Castro

Action: Approved per staff recommendations

Vote: 3-1

5. **WS-19-0497-NEVADA-UTAH CONFERENCE SEVENTH-DAY ADVENTISTS:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced front setback for a portico in the front yard in conjunction with an existing place of worship on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Patterson Avenue and the east side of Arden Street within Sunrise Manor. TS/bb/ja (For possible action) 08/20/19 PC

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 4-0/Unanimous

6. **WS-19-0505-MARTINEZ, OSCAR E. & MIRIAM:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street side setback; **2)** reduced rear setback; **3)** reduced setback to a right-of-way; **4)** increase area of an accessory structure; and **5)** reduced interior side setback in conjunction with a single family residence on 0.2 acres in an R-D (Suburban Estates Residential) zoning district. Generally located on the south side of Brynhurst Drive and the west side of Mt. Hood Street within Sunrise Manor. TS/bb/ja (For possible action) 08/20/19 PC

Moved by: Ms. Castro

Action: Approved

Vote: 3-1

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair—LAWRENCE WEEKLY, Vice-Chair
SLARRY BROWN—JAMES GIBSON—JUSTIN JONES—MICHAEL NAFT—TICK SEGERBLOM
Yolanda King, County Manager

7. **WS-19-0508-AGUAYO, CESAR:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setbacks for a patio cover in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Cohasset Street and the south side of Naha Port Avenue within Sunrise Manor. TS/nr/ja (For possible action) **08/20/19 PC**
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-1
8. **WS-19-0513-R & J WHOLESALE INC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from an auto maintenance facility to a residential use for the expansion of an existing auto sales and service business.
DESIGN REVIEW for a vehicle maintenance shop on 0.8 acres in a C-2 (Commercial General) Zone. Generally located 517 feet north of Harris Avenue and east of Nellis Boulevard within Sunrise Manor. LW/nr/ma (For possible action) **08/20/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
- 08/21/19 BCC**
9. **AR-19-400094 (NZC-0097-17)-GREYSTONE NEVADA, LLC:**
ZONE CHANGE FIRST APPLICATION FOR REVIEW to reclassify a 50.5 acre portion of a 247.6 acre parcel from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-65) Zone, R-E (Rural Estates Residential) (AE-65) (LOZ-3) Zone, P-F (Public Facility) Zone, P-F (Public Facility) (AE-65) Zone, P-F (Public Facility) (AE-65) (LOZ-3) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-65) Zone.
DESIGN REVIEW for a proposed single family residential development. Generally located on the east side of Hollywood Boulevard and the north side of Alto Avenue (alignment) within Sunrise Manor. MK/pb/ma (For possible action)**08/21/19 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
- 09/03/19 PC**
10. **DR-19-0553-3330 FREMONT STREET, LLC:**
DESIGN REVIEW for a vehicles sales office and site lay-out on a portion of 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Fremont Street, 200 feet north of Sahara Avenue within Sunrise Manor Planning Area. TS/jor/ma (For possible action)**09/03/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous
11. **ET-19-400100 (UC-0166-15)-FRUTOS-VIRELLES LEONARDO ROBE:**
USE PERMIT SECOND EXTENSION OF TIME to commence vehicle sales (automobile dealership).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** design standards; **2)** reduced drive aisle width; **3)** chain-link fence; and **4)** non-standard improvements.
DESIGN REVIEW for a vehicle sales facility (automobile dealership) on 0.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Fremont Street, 1,000 feet north of Oakey Boulevard within Sunrise Manor. TS/nr/ma (For possible action) **09/03/19 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

09/03/19 PC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

LAS VEGAS BLVD N/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400038 (UC-0040-15)-PROMIT 2 TRUST & PROFIR GABRIEL C TRS:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** vehicle (automobile) sales facilities in the APZ-2 Overlay; **2)** increase the number of vehicles displayed for automobile sales facilities; and **3)** reduce the separation from vehicle maintenance facilities to a residential use in conjunction with vehicle (automobile) sales facilities.

DESIGN REVIEW for vehicle (automobile) sales facilities on 2.2 acres in a C-2 (General Commercial) (AE-75 & APZ-2) Zone.

Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/tk/ja (For possible action)

RELATED INFORMATION:

APN:
140-07-403-006

USE PERMITS:

1. Permit vehicle sales (automobile) facilities in the APZ-2 Overlay for Nellis Air Force Base.
2. Increase the number of vehicles displayed for automobile sales facilities to a maximum of 76 vehicles where 5 vehicles are the standard (a 1,420% increase).
3. Reduce the separation from vehicle maintenance facilities to a residential use to 10 feet where 200 feet is the standard (a 95% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Automobile dealerships
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 6,000
- Parking Required/Provided: 18/18 (plus 145 vehicle display spaces)

History

The original request for 2 separate car dealerships was approved in March, 2015. In September of 2016 an administrative design review was approved to alter the design and layout of the car dealership. In June 2017 the first extension of time for the overall project was approved. This application is the second extension of time for the car dealership, and the applicant has submitted a new administrative design review (ADR-19-900505) which is significantly less intense than the original project.

Site Plans

The original plans depicted that the lot will be subdivided into 2 parcels and developed as 2 automobile dealerships with each business consisting of 1 building. The buildings will be located on the northwest corners of each of the lots and set back 10 feet from the north property line which is adjacent to an existing manufactured home park. Access to the site is provided by 1 driveway from Las Vegas Boulevard North and 1 driveway from Walnut Road. Customer parking and vehicle display spaces are located to the east and north of the buildings.

The proposed new design is for a single car dealership with a single modular office located in the northwest area of the overall site, with vehicle display areas to the east and south.

Landscaping

There is an existing attached sidewalk along Las Vegas Boulevard North and the approved plans depict a 15 foot wide landscape area along the front property line consisting of trees, shrubs, and groundcover. A 15 foot wide landscape area consisting of trees, shrubs, groundcover, and an attached sidewalk are depicted adjacent to Walnut Road. A 10 foot wide landscape area with 2 off-set rows of evergreen trees is located along the north property line adjacent to an existing manufactured home park. Landscape islands with trees are located adjacent to parking spaces for customers. Landscaping is not required for the vehicle display spaces.

Elevations

The plans depict 1 story buildings with a maximum height of 23 feet. The buildings have a flat roof behind a parapet wall. On the east side of the buildings are 6 roll-up doors for the vehicle maintenance area and 2 windows for the office area. There is a door and 2 windows for the office area along the south side of the building. The proposed modular office is 13 feet, 6 inches in height.

Floor Plans

The approved buildings each have an area of 3,000 square feet with approximately 2,400 square feet of the building being a vehicle maintenance area and 600 square feet being office area. The vehicle maintenance areas will be used to inspect vehicles and perform minor maintenance and clean-up of the vehicles prior to the vehicles being placed on display for sale.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0040-15 (ET-0051-17):

Current Planning

- Until March 17, 2019 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the conditions of approval for UC-0040-15:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include corner spandrel;
- Proposed driveways along Walnut Road to be constructed per County Standards 222.1 and 225;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection 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 existing sewer is located within 400 feet of the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection; and that each parcel requires its own separate sewer lateral connection to the public sewer unless commercial properties have a recorded CC&R that includes provisions for their private onsite sanitary sewers.

Applicant's Justification

The applicant states the permits for zoning have been submitted and are being held up due to staff at the building department being behind schedule.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0040-15 (ET-0051-17)	Use permit first extension of time on two vehicle (automobile) sales and maintenance facilities	Approved by PC	June 2017
ADR-0691-16	Addition and reconfiguration of approved vehicle (automobile) sales and maintenance facilities	Approved by ZA	September 2016
UC-0040-15	2 vehicle (automobile) sales facilities	Approved by PC	March 2015
UC-0503-12	Vehicles sales with waivers for landscaping, off-site improvements, and design standards – expired	Approved by BCC	April 2012
WS-0582-01	Waived full off-site improvements (including paving) on Walnut Road and sidewalks on Las Vegas Boulevard North for 2 years – expired	Approved by BCC	June 2001
VS-1977-98	Vacate and abandon a 30 foot wide right-of-way easement not necessary for the dedication or construction of Walnut Road. Order of Vacation recorded in June 1999	Approved by BCC	January 1999
DR-1550-98	Vehicle sales lot with a modular office building and shade canopies, structures were removed – expired	Approved by PC	October 1998
ZC-0003-97	Reclassified the site to C-2 zoning for an automobile dealership with variances for landscaping and trash enclosures and waivers for off-site improvements; variance for landscaping and waivers for off-site improvements approved – expired	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-T	Manufactured home park
South	Business and Design/Research Park	R-3 & C-2	Multiple family residential development & mini-warehouse facility
East	Business and Design/Research Park	M-D	Undeveloped parcels
West	Business and Design/Research Park	R-T & H-2	Manufactured home park & undeveloped parcel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time may be denied or have additional conditions imposed substantially changed. A substantial change may include subject property, a change in the areas surrounding the or policies affecting the subject property. Using the changes have occurred at the subject site since the original

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 17, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PROMIT 2 TRUST

CONTACT: ROBERT FORD, ERC INC, 6787 W. GARY AVE, LAS VEGAS, NV 89139

DRAFT

09/04/19 BCC AGENDA SHEET

HOLLYWOOD SOUTH 40
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500141-MOSAIC HOLLYWOOD 247, LLC:

TENTATIVE MAP consisting of 212 single family residential lots and common lots on 32.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/rk/ja (For possible action)

RELATED INFORMATION:

APN:

140-14-301-001; 140-14-301-002 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.3 ptn
- Number of Lots: 212
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size: 4,016/7,448
- Project Type: Single family residential

The plans depict a single family residential development consisting of 212 residential lots on 32.3 acres at a density of 6.6 dwelling units per acre. The single family development has been broken into 2 separate, not connected, neighborhoods. The first consisting of 143 lots accessed from Alto Avenue to the north. The second neighborhood will consist of 69 lots accessed from Hollywood Boulevard to the west. All of the single family lots range in size from 4,016 square feet to 7,448 square feet. The lots will have access to Alto Avenue and Hollywood Boulevard via 47 foot wide public streets with 5 foot wide sidewalks on both sides of the street. A 15 foot wide landscape area with a detached sidewalk is located along Alto Avenue and Hollywood Boulevard. There is also a 47,926 square foot common lot at the northern portion of the development under a Nevada Power easement.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0097-17	Reclassified 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2 & R-E	Approved residential subdivision & undeveloped
South	Public Facilities	P-F	Middle school & high school
East	Public Facilities	P-F	Park/ball fields
West	Residential Suburban	R-2	Single family residential

Related Applications

Application Number	Request
MSM-19-600063	A minor parcel map is in process to adjust property lines of the site.
NZC-18-0968	A nonconforming zone change to reclassify portions of this site to R-2 and R-3 zoning; use permits for a high impact project, and a senior housing project; with design reviews for a single family residential development and a senior housing project is a companion item on this agenda.
VS-19-0543	A vacation and abandonment of right-of-way for detached sidewalks along Hollywood Boulevard and Alto Avenue 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**

This request meets the tentative map requirements as outlined in Title 30. However, since the layout and design for the single family residential development has been broken into 2 separate, not connected, neighborhoods which conflicts with Urban Specific Policy 7 of the Comprehensive Master Plan; staff cannot support the tentative map.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements, including, but not limited to, Hollywood Boulevard improvements including a median per the requirements specified by Public Works - Development Review;
- Right-of-way dedication to include the spandrel at the intersection of Hollywood Boulevard and Alto Avenue;
- Vacate all unnecessary easements.
- Applicant is advised that compliance with the Uniform Standard Drawings is required; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved names and suffixes;
- The entrance street adjacent to lot 144 and lot 207 is an extension of Converse Drive and shall maintain the same name.

Building Department - Geotechnical

- The applicant is advised that the site is located within a 2000 foot seismic buffer. New foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA; and that the evaluation could result in additional setback distances (no build zones) per SNBCA 1808.10 if faults are identified onsite or if the Geotechnical Engineer imposes a no-build zone.

Building Department - Fire Prevention

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0010-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MOSAIC RED

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7.11.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: <u>6911</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM 19.500141</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>8/15/19</u> TIME: <u>6:30p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19 9:00a</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>SM PF</u> NOTES: <u>MSM 18-600010</u>
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PROPERTY OWNER	NAME: <u>Mosaic Hollywood 247, LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u>
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APPLICANT	NAME: <u>Mosaic Hollywood 247, LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-14-301-001 and portion of 140-14-301-002

PROPERTY ADDRESS and/or CROSS STREETS: NEC of N Hollywood and Cartier

TENTATIVE MAP NAME: Hollywood and Alto South 40

NUMBER OF LOTS: R-2 212 / R-3 13 units GROSS/NET ACREAGE R-2 32.77 / R-3 6.63 GROSS/NET DENSITY R-2 6.57 / R-3 70.95

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.

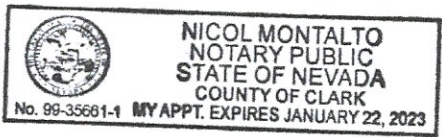
 Property Owner (Signature)*

VINCENT SCHETTLER
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 8, 2019 (DATE)
 By Vincent Schettler

NOTARY PUBLIC: Nicol Montalto



*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.

RCI Engineering

July 8, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Justification Letter: Hollywood South 40 by Mosaic Land, LLC
Tentative Map**

On behalf of our client Mosaic Land LLC we have prepared the following justification in support of a Tentative Map, for the Hollywood South 40 Single Family Residential Development.

The subject site is located on the east side of Hollywood Boulevard between Alto Avenue on the north and the Bailey Middle School and Sunrise Mountain High School on the south. The current assessor's parcel numbers are 140-14-101-001 and a portion of 002. Only 38.9 acres of the overall land holding is being considered with the companion item to this application, NZC 18-0968 a non-conforming zone change.

The Project site is approximately 1430 feet from north to south and extends east from Hollywood Boulevard 1333 feet. The parcel extends to the centerline of Hollywood Boulevard and Alto Avenue. The land holding is bound on the west by R-2 zoned developed single family residential development, on the south by the PF zoned Bailey Middle School and Sunrise Mountain High School on the north by the R-2 zoned Hollywood and Alto residential development and on the east by a portion of this parcel currently being utilized for an aggregate mining operation.

The proposed development will consist of 212 single family residential units located on 32.27 acres with a density of 6.57 dwelling units per acre. The balance of the subject landholding consisting of 6.63 acres and will contain a 139 Unit senior housing development with a density of 20.95 du/ac. Parcel Map MSM-19-600063, submitted to County Mapping Department for review on 06/13/19, will legally create the separate parcel for the Senior Apartment Building.

The single-family portion of the development has been broken into two separate, not connected, neighborhoods. The first consisting of 143 lots accessed from Alto Avenue. This neighborhood will have a mix of two different lot sizes, the first being a normal 40' wide by

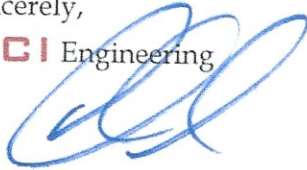
500 South Rancho Drive, Suite 17 - Las Vegas, NV 89106 - Main 702.453.0800
www.RCINEVADA.com

100' deep lot and the second being a normal 45' wide by 95' deep lot. Internal circulation will be by a standard 48' wide public roadway section with a 5' wide sidewalk located on both sides. The second neighborhood will consist of 69 lots accessed from Hollywood Boulevard. This neighborhood will have a normal 40' wide by 105' deep lot standard.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2102.

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal

RIGHT-OF-WAY
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0543-MOSAIC HOLLYWOOD 247, LLC:

VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Cartier Avenue, and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/rk/ja (For possible action)

RELATED INFORMATION:

APN:

140-14-301-001; 140-14-301-002 ptn

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

This request is to vacate and abandon a 5 foot wide, approximately 1,392 foot long portion of right-of-way being Hollywood Boulevard; and a 5 foot wide, approximately 2,570 foot long portion of right-of-way being Alto Avenue. The sections of right-of-way being vacated corresponds to a future single family subdivision and senior housing project on the corner of Hollywood Boulevard and Alto Avenue. The applicant indicates that the vacation is necessary in order to provide detached sidewalks along these 2 street frontages.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0097-17	Reclassified 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2 & R-E	Approved single family residential subdivision & undeveloped
South	Public Facilities	P-F	Middle school & high school
East	Public Facilities	P-F	Park/ball fields

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban	R-2	Single family residential

Related Applications

Application Number	Request
MSM-19-600063	A minor parcel map is in process to adjust property lines of the site.
NZC-18-0968	A nonconforming zone change reclassify portions of this site to R-2 and R-3 zoning; use permits for a High Impact Project, and a senior housing project; with design reviews for a single family residential development and a senior housing project is a companion item on this agenda.
TM-19-500141	A tentative map for 212 single family residential lots on 32.3 acres 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

Public Works - Development Review

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Right-of-way dedication to include the spandrel at the intersection of Hollywood Boulevard and Alto Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOSAIC RED

**CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7-11-19</u> PLANNER ASSIGNED: <u>RLC</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>1113</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	APP. NUMBER: <u>VS 19-0543</u> TAB/CAC: <u>Surprise Manor</u> TAB/CAC DATE: <u>8/15/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>9/4/19</u> ZONE / AE / RNP: _____ PLANNED LAND USE: <u>MSM-19-GCCO110</u>
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PROPERTY OWNER	NAME: <u>Mosaic Hollywood 247, LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u>
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APPLICANT	NAME: <u>Mosaic Hollywood 247, LLC</u> ADDRESS: <u>10091 Park Run Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dole</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-14-301-001, 002

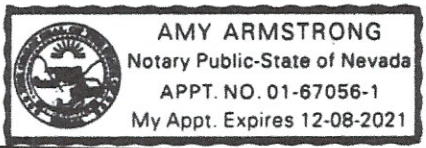
PROPERTY ADDRESS and/or CROSS STREETS: Hollywood Blvd and Alto Ave

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.

[Signature]
 Property Owner (Signature)*

Vincent Schettler
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 5, 2019 (DATE)
 By Vincent Schettler
 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.

RCI Engineering

July 11, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Justification Letter: Hollywood South 40 by Mosaic Land, LLC
Vacation**

On behalf of our client Mosaic Land LLC we have prepared the following justification in support of a vacation of public right of way to facilitate development of the Hollywood South 40 Single Family Residential Development.

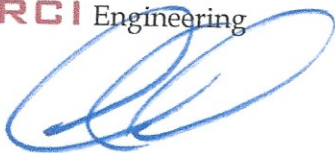
The subject site is located on the east side of Hollywood Boulevard between Alto Avenue on the north and the Bailey Middle School and Sunrise Mountain High School on the south. The current assessor's parcel numbers are 140-14-101-001 and a portion of 002. Only 38.9 acres of the overall land holding is being considered with the companion item to this application, NZC 18-0968 a non-conforming zone change.

The right of way proposed for vacation consists of a the eastern most 5' of way of Hollywood Boulevard, along the subject sites western boundary. The right of way vacation is being requested to provide for the construction of detached sidewalk in accordance with Title 30 requirements. The portion of public right of way being requested for vacation will not negatively impact current or future roadway patterns.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 998-2102.

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal

09/17/19 PC AGENDA SHEET

VEHICLE REPAIR/LIGHT MANUFACTURING
(TITLE 30)

CHEYENNE AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0604-VILLA, FABIAN:

USE PERMIT for a vehicle repair facility in an APZ-1 Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway design; 2) reduced parking; and 3) reduced landscaping.

DESIGN REVIEWS for the following: 1) auto repair facility with ancillary light manufacturing; and 2) alternative parking lot landscaping on 0.8 acres in an M-D (Design Manufacturing) (AE-80) (APZ-1) Zone.

Generally located on the south side of Cheyenne Avenue, approximately 240 feet west of Nellis Boulevard within Sunrise Manor. MK/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

140-17-501-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a throat depth of zero feet where 25 feet is the minimum allowed per Uniform Standard Drawing 222.1 (a 100% reduction).
2. Reduce required parking to 40 spaces where 67 spaces are required per Table 30.60-1 (a 40% reduction).
3.
 - a. Allow a 10 foot wide landscape area behind an attached sidewalk where 15 feet is required per Section 30.64.030.
 - b. Allow an attached sidewalk where a detached sidewalk is required per Figures 30.64-17 or 30.64-18.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.8
- Project Type: Vehicle repair facility
- Number of Stories: 2
- Building Height (feet): 35

- Square Feet: 13,068
- Parking Required/Provided: 67/40

Site Plan

The plan depicts the construction of a new vehicle repair facility along the south property line of the subject site facing out towards Cheyenne Avenue. The intense landscaping along the street frontage will screen the bay doors which face north towards the street. Access is provided by 1 commercial curb return driveway from Cheyenne Avenue and parking is provided on the northern two-thirds of the parcel with the loading space in the middle of the parcel. A trash enclosure is indicated on the northeast portion of the site.

Landscaping

Proposed landscaping includes a 10 foot wide strip with medium trees planted 10 feet on center, behind a 5 foot wide sidewalk along Cheyenne Avenue. In addition, 5 foot wide strips are located along the east and west property lines with small trees planted every 20 feet on center. There is also landscape strips at the ends of the central parking area; however, several landscape fingers are absent thus requiring a design review for alternative parking lot landscaping.

Elevations

The submitted elevations depict a mostly 1 story building up to 20.5 feet tall, with the southeast 40 feet of the overall structure being 2 stories and 35 feet tall. All roofing is flat behind parapet walls. Construction materials consist of split-faced CMU block with several contrasting bands to break-up the monotony of a blank wall. In addition, there are canopies over the man doors and roll-up doors on the north elevation facing Cheyenne Avenue.

Floor Plans

The first floor is made up into 5 separate tenant spaces ranging in size from 1,491 square feet to 2,555 square feet. Each tenant space is shown as an open floor area with a restroom. The second floor is approximately 2,085 square feet and is composed of offices, restrooms, and storage.

Signage

Signage was not a part of this request.

Applicant's Justification

The applicant states that development of this project will be an enhancement to the general area and will not create any negative impacts to the surrounding area or businesses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0191-01	Reclassified the property to M-D zoning for an office/warehouse development	Approved by BCC	April 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	R-T	Mobile home park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Industrial	C-2	Commercial
East	Industrial	C-2	Convenience store
West	Industrial	R-E	Undeveloped

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.

Staff finds that the proposed use can operate in a manner that is harmonious and compatible with the surrounding uses and should not have a negative impact on the surrounding area. In addition, the applicant indicates that the auto repair bays will be primarily for his personal vehicles and that it is not anticipated that he will have any employees. Therefore, staff can support the requested use permit.

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.

Waivers of Development Standards #2 & #3

Staff finds that the reduction in parking should not negatively impact surrounding uses or properties. The office area and majority of the auto repair areas are for the applicant's personal vehicles and the applicant indicates that when clients come to the property they will drop-off their vehicles and be shuttled to their intended location. Therefore, staff can support the reduction in parking spaces.

With regard to waivers #3a and #3b, staff finds that the property to the east has attached sidewalks and the property approximately 200 feet to the west also has attached sidewalks; therefore, staff finds that it would be appropriate to continue the trend of having attached sidewalks in this area. The applicant is providing medium trees 10 feet on center along Cheyenne Avenue; therefore staff finds that the reduction in landscape area from 15 feet to 10 feet will have minimal negative impacts in the area and staff can support that reduction.

Design Reviews

Staff finds that the proposed project presents an effective layout of landscaping, hardscape and on-site circulation. The proposed building will be a positive addition to this area of Sunrise Manor and accomplish the development of an infill piece of property. The landscaping proposed around the perimeter of the property will enhance this project as well as the surrounding area. In regard to the design review for alternative parking lot landscaping staff finds that the location of the 2 interior parking lot fingers in combination with the perimeter landscaping present an effective alternative to the required landscaping and staff can support the request.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the reduced throat depth since the site is accessed from a busy 100 foot wide arterial street. Providing the proper throat depth allows vehicles to safely exit the roadway and have enough room to make an on-site movement without causing any stacking of vehicles in the right-of-way.

Staff Recommendation

Approval of the use permit, waivers of development standards #2 and #3, and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval.
- Applicant is advised that Public Works requires driveways on arterial streets with no median to be 36 feet in width, measured from the lip of the gutter to the lip of the gutter.

Building Department - Fire Prevention

- 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 #0423-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FABIAN VILLA

CONTACT: FABIAN VILLA, LAS VEGAS WROUGHT IRON INC, 2959 RINGE LN, LAS VEGAS, NV 89156

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) 675 <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) 500 <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) _____ (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (OBJECTIVE APPLICATION #)	STAFF DATE FILED: <u>7/25/19</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>JET</u> FEE: <u>\$ 1825.00</u> CHECK #: <u>1254 & 5518 &</u> COMMISSIONER: <u>MK</u> 1264 OVERLAY(S)? <u>AE-80, AP2-1</u> PUBLIC HEARING? <u>(Y)N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>WC-19-0604</u> TAB/CAC: <u>SHEREE MAJOR</u> TAB/CAC MTG DATE: <u>8/29/19</u> TIME: _____ PC MEETING DATE: <u>9/17/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-D / AE-80, AP2-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
PROPERTY OWNER	NAME: <u>Fabian Villa</u> ADDRESS: <u>2959 Ringe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>(702) 591-7402</u> E-MAIL: <u>ironman@lvwii.com</u>	
APPLICANT	NAME: <u>Fabian Villa</u> ADDRESS: <u>2959 Ringe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>(702) 591-7402</u> E-MAIL: <u>ironman@lvwii.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Fabian Villa</u> ADDRESS: <u>2959 Ringe Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89156</u> TELEPHONE: _____ CELL: <u>(702) 591-7402</u> E-MAIL: <u>ironman@lvwii.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 140-17-501-006

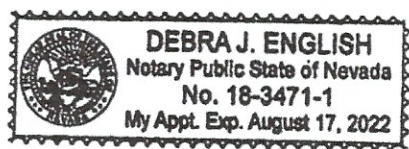
PROPERTY ADDRESS and/or CROSS STREETS: Cheyenne avenue and Nellis Blvd

PROJECT DESCRIPTION: New building for vehicles repairs or autobody shop 10788.65 Building footprint

(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)* Fabian Villa
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 16, 2019 (DATE)
 By Debra J. English
 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.

Fabian Villa

2959 Ringe Lane, Las Vegas, Nevada, 89156 • (702) 591-7402

July 22, 2019

RE: Justification letter for waiver of development standards for site landscape screening at
Parcel#: 140-17-501-006

To Whom It May Concern:

My name is Fabian Villa, and I am the owner of the parcel number 140-17-501-006. I would like to erect a CMU building approximate 10,788.75 (Building footprint) for Vehicle ~~REPAIR~~ and Manufacturing Light at first floor with a partial second floor for accessory offices to the primary business.

I am respectfully requesting a waiver of development standard for site landscape screening and buffer requirements (adjacent to collector/arterial streets) Figure 30.64-17 or Figure 30.64-18 per Title 30 Development Code *Table 30.64-2* (Detached Sidewalk Requirements) and use the adjacent to any street Figure 30.64-13 (Attached Sidewalk) instead, as is shown on the included proposed site plan and landscape plan.

I strongly believe, the requested waiver will not decrease the compatibility of different adjacent uses, taking in consideration the existing adjacent developed lot at the east of my property 3191 N. Nellis Blvd. are using Figure 30.64-13 (Attached sidewalk) for their landscape buffer, as the one I'm respectfully requesting to be allowed to provide for my proposed building.

Thank you for your kind consideration of my request.

Best Regards,


Fabian Villa
2959 Ringe Lane
Las Vegas, NV, 89156
(702) 591-7402

SPECIAL USE,

APZ-1

FOR VEHICLE REPAIR.

09/17/19 PC AGENDA SHEET

GARAGE CONVERSION
(TITLE 30)

PEARL AVE/CENTER DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0606-SILVER YEARS SERIES 6, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing garage conversion to a single family residence on 0.2 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the west side of Pearl Avenue, 175 feet north of Center Drive within Sunrise Manor. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:
161-06-110-159

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback to 8 feet 3 inches where 15 feet is required per Table 30.40-3 (a 45% reduction).

LAND USE PLAN:
SUNRISE MANOR - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.2
- Project Type: Garage conversion to single family residence
- Number of Stories: 1
- Building Height (feet): 13 feet 4 inches
- Square Feet: 1,223

History

The existing garage was permitted as an accessory structure to the residence on the adjacent parcel to the north (BD93-12718) and subsequently was converted without permits to a duplex between 1993 and 1999. Land use approval for a two-family dwelling (duplex) in 1999 (UC-1483-99) which included a variance to reduce the existing structure rear setback to 10 feet where 20 feet was required. A building permit for a duplex was applied for (BD99-14549) prior to the land use approval; however, the permit was not issued. A 1 lot minor subdivision map (MSM-

17-600115) was recorded in June, 2019 to memorialize the lot boundary. Between the land use approval and present day, the building is now presented as a garage. This request is to reduce the rear setback to the accurate dimension to convert the garage to a single family residence.

Site Plan

The plan depicts an existing structure (garage) which is located at the rear of the site. The garage is set back 81 feet from the front property line, 10 feet from the north property line, 25 feet from the south property line, and 8 feet 3 inches from the rear property line. There is an asphalt driveway located at the front of the lot with a paved walkway to the front of the residence.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The plans depict an existing 13 foot 4 inch high structure with painted stucco exterior, and asphalt shingle roofing.

Floor Plans

The plans depict a 1,223 square foot residence, which includes a living room, kitchen, dining room, 3 bedrooms, and 2 bathrooms.

Applicant's Justification

The applicant indicates that the project complies with the intent to enhance the area and will be a positive improvement to the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0097-00	Reclassified 0.4 acres to R-3 zoning for a four-plex apartment building	Approved by BCC	March 2000
UC-1483-99	Duplex (two-family dwelling) with reduction to rear setback	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (up to 14 du/ac)	R-3	Single family residence
South	Residential Medium (up to 14 du/ac)	R-2	Four-plex
East	Residential Medium (up to 14 du/ac)	R-2	Single family residence, duplex, & undeveloped
West	Residential Medium (up to 14 du/ac)	R-2	Single family residence

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.

At the time the structure was constructed (as a detached garage), it was allowed to have a 5 foot rear setback. A similar request in 1999 was to make the structure a duplex building, albeit at that time the reduction in setback was thought to be 10 feet. However, the 2 properties were subsequently sold independent of one another. While Urban Specific Policy 39 of the Comprehensive Master Plan, encourages appropriate buffers and setbacks with single family residential development, staff finds that the structure was originally permitted and constructed as an accessory structure for the residence to the north. In addition, staff finds that this request will improve the site using the existing infrastructure. Therefore, staff 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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)

- 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: SILVIO MATEO

CONTACT: SILVIO MATEO, 246 WHITEWATER FALLS COURT, LAS VEGAS, NV
89012

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8-2-2019</u> PLANNER ASSIGNED: <u>RBB</u> ACCEPTED BY: <u>RBB</u> FEE: <u>\$475</u> CHECK #: _____ COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>-</u> PUBLIC HEARING? <u>Y</u> / <u>N</u> TRAILS? <u>Y</u> / <u>N</u> PFNA? <u>Y</u> / <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0606</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>8-29</u> TIME: <u>6:30</u> PC MEETING DATE: <u>9-17</u> <u>7PM</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>RM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> / <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Silver Years Series 6 LLC</u> ADDRESS: <u>246 whitewater Falls Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 499-4263</u> CELL: _____ E-MAIL: <u>Silviovegas@yahoo.com</u>	
	APPLICANT	NAME: <u>Silvio Mateo</u> ADDRESS: <u>246 whitewater Falls Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 499-4263</u> CELL: _____ E-MAIL: <u>Silviovegas@yahoo.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Silvio Mateo</u> ADDRESS: <u>246 whitewater Falls Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 499-4263</u> CELL: _____ E-MAIL: <u>Silviovegas@yahoo.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): APN 161-06-110-159

PROPERTY ADDRESS and/or CROSS STREETS: Pearl Ave and E. Charleston

PROJECT DESCRIPTION: Garage Conversion (setback waiver Garage to Primary Residence)

(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.

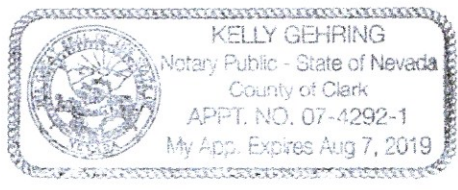
Silvio Mateo _____
 Property Owner (Signature)*

Silvio Mateo
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 1, 2019 (DATE)
 By SILVIO A MATEO

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.

WS-19-0606

July 30, 2019

Clark County Planning Department
500 South Grand Central Parkway,
Las Vegas, Nevada 89155

Re: Justification Letter for (APN#161-06-110-159)

To Whom It May Concern,

I Silvio Mateo I'm submitting herewith a petition letter for a **Garage Conversion, for the existing Garage located at parcel# 161-06-110-159**, This letter of intent is to request permission to reduce Rear setback requirement from 20' (20 feet) to an existing Garage located at 8-3" (8 feet-3 inch) from rear property line, total setback reduction will be 11'-9" (11 feet-9 inch).

Also, I would like to mention that some homeless individuals vandalized the Garage trying to live there illegally, this creates a problem for the neighborhood.

I feel that my project complies with the intent to enhance the area and the approve of this project will not have a negative effect on the environment, or general welfare of the public or surrounding area.

Thank you for your consideration of this request. Should you have any questions, please feel free to contact me at (702) 499-4263

Very Truly Yours,

Silvio Mateo

**PLANNER
COPY**

09/18/19 BCC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

SAHARA AVE/LAMB BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400105 (NZC-0249-14)-KNOCKOUT INVESTMENTS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

DESIGN REVIEW for a retail building.

Generally located on the north side of Sahara Avenue, 290 feet west of Lamb Boulevard within Sunrise Manor (description on file). TS/tk/jd (For possible action)

RELATED INFORMATION:

APN:

161-06-816-050 through 161-06-816-052

LAND USE PLAN:

SUNRISE MANOR - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Retail building
- Building Height (feet): 24
- Square Feet: 8,320
- Parking Required/Provided: 34/36

Site Plans

The approved plans depicted a single story, 8,320 square foot retail building (Family Dollar Store) located near the northeast portion of the property. The site is bounded by public rights-of-way on the north and south sides of the property. The building is set back approximately 83 feet from Sahara Avenue to the south and 11 feet from Cincinnati Avenue to the north. The interior side setback to the east is shown at 10 feet. Access to the site will be from a commercial driveway on Sahara Avenue. A total of 36 parking spaces are provided where 34 parking spaces are required per Title 30. The parking is located on the south and west sides of the building. Also shown on the plans is an undeveloped area near the northwest portion of the project. The project will have a trash enclosure and loading area located near the northern portion of this site.

Landscaping

The original plans show a street landscape area of 15 feet along Sahara Avenue and 6 feet in width along Cincinnati Avenue. The street landscape elements consist of trees shown at 20 feet on center with 50 percent groundcover and shrubs behind an existing attached 5 foot wide sidewalk along both public streets. Interior to the site, landscaping is distributed throughout the parking lots and around portions of the building footprint.

Elevations

The original plans depicted a proposed 1 story building at maximum height of 24 feet. The rooflines are a combination of pitched roof and arched parapet walls. The exterior of the building has a stucco finish with an aluminum storefront window system, fabric awnings, and brick veneer accents.

Floor Plans

The original floor plans depicted a large sales area with an incidental office, breakroom, sales support/storage area, and restrooms.

Signage

Signage was not a part of the original zone change application and is not a part of this extension of time request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0249-14 (ET-0036-17):

Current Planning

- Until July 16, 2019 to complete.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-0249-14:

Current Planning

- A resolution of intent to complete construction in 3 years;
- Sidewalk, wall, and landscaping along Cincinnati Avenue to match the adjacent parcel to the east;
- Per landscape plan on file;
- Design review as a public hearing on any substantial changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits and fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Applicant's Justification

The applicant was granted an extension of time for WS-0459-17 and has submitted for a grading permit (BD19-48821) and building permit (BD18-48827). The applicant is hopeful the permits will be finalized and issued within the next couple of weeks and is requesting a 1 year extension to allow for the permitting process to be completed.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-19-900432	Administrative extension of time for a waiver of development standards for a retail building for off-site requirements.	Approved by ZA	July 2019
WS-18-0485	Waived development standards for increase wall height in conjunction with an approved retail development and to allow alternative landscaping	Approved by BCC	August 2018
WS-18-0077	Waived increase wall height with design reviews for modifications to an approved retail development and increase in finished grade	Denied by BCC	March 2018
WS-0459-17	Retail building with an increase in the finished grade, waived conditions to NZC-0249-14 for landscaping per plans on file and for landscaping and sidewalks along Cincinnati Avenue to match adjacent parcel to the east, and waived development standards for landscaping, cross access, reduced setbacks, increased wall height, and reduced driveway throat depth	Approved by BCC	July 2017
NZC-0249-14 (ET-0036-17)	First extension of time to reclassify 1.3 acres from R-E to C-1 zoning	Approved by BCC	May 2017
NZC-0249-14	Reclassified 1.3 acres from R-E to C-1 zoning with a design review for a retail building	Approved by BCC	July 2014
VS-1095-06	Vacated a portion of right-of-way being Gateway Street located between Sahara Avenue and Cincinnati Avenue	Approved by PC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	R-1	Single family lots
South	Commercial General & Institutional	RVP & R-E	Recreational vehicle park & electric sub-station
East	Commercial Neighborhood	C-1	Retail center
West	Commercial Neighborhood	C-1	Undeveloped property

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, since approval of the original application in July 2014, and the First Extension of Time NZC-0249-14 (ET-0036-17) there have been technical and drainage studies submitted for review and building permits for grading have been applied for by the developer. However, there has been a change in developer for the project which has required the need for more time to move the project forward. Staff can support an extension of time on this application.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KNOCKOUT INVESTMENTS, LLC

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DR, SUITE 650, LAS VEGS, NV 89135

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

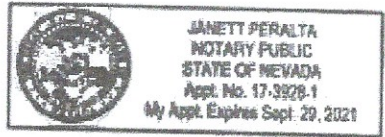
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>NZC-0249-14</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-26-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TW</u> FEE: <u>600</u> CHECK #: <u>online</u> 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>ET-19-400105</u> TAB/CAC: <u>SUNRISE Manor</u> TAB/CAC MTG DATE: <u>8/29</u> TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: <u>9/18</u> ZONE / AE / RNP: <u>CI</u> PLANNED LAND USE: <u>SM DP</u> NOTIFICATION RADIUS: _____ SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Knockout Investment LLC</u> ADDRESS: <u>P.O. Box 371330</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: <u>n/a</u> CELL: _____ E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Knockout investment LLC</u> ADDRESS: <u>P.O. Box 371330</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>192937</u>	
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Cokste</u> ADDRESS: <u>1980 Festival Plaza Tx #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-796-7181</u> E-MAIL: <u>ajc@kcnv.com</u> REF CONTACT ID #: <u>175451</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-06-816-050; 051; 052
 PROPERTY ADDRESS and/or CROSS STREETS: Sahara Avenue and Lamb Blvd.
 PROJECT DESCRIPTION: Commercial/ Retail Center

I, (We) the undersigned owner 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)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 25, 2019 (DATE)
 By Janett Peralta
 NOTARY PUBLIC: Janett Peralta

Scott Gardner
 Property Owner (Print)



*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

KAEMPFER

CROWELL

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com

702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 25, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Knockout Investments, LLC
Justification Letter – 2nd Extension of Time of NZC-14-0249
APN: 161-61-06-816-050, 051 and 052

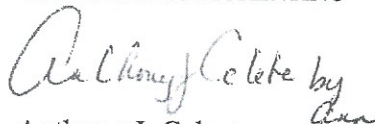
To Whom It May Concern:

Please be advised our office represents Knockout Investments, LLC (the "Applicant") in the above-referenced matter. The proposed project is located near Sahara Avenue and Lamb Boulevard. The property is more particularly described as APNs: 161-06-816-050, 051 & 052 (collectively the "Site"). The project was approved in July of 2014 and granted an extension of time in May of 2017 (ET-17-0036). The Applicant was recently granted an extension of time for WS-17-0459, has submitted for a grading permit (BD19-48821) and building permit (BD18-48827). The Applicant is hopeful the permits will be finalized and issued within the next couple of weeks and therefore is requesting a one year extension to allow for the permitting process to be completed.

We thank you in advance for your kind consideration. Please do not hesitate to contact Ann Pierce or me if you need anything further or have any questions.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO


Anthony J. Celeste

AJC/AMP

09/18/19 BCC AGENDA SHEET

PARKING LOT
(TITLE 30)

DALHART AVE/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400108 (WS-0375-17)-J R G LIVING TRUST & GUTIERREZ, JOSE & RENE A TRS:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) parking lot landscaping; 2) street landscaping; 3) reduce setback for a proposed structure (decorative fence) and existing structure (chain-link fence); 4) reduce setback from the right-of-way for a proposed structure (decorative fence) and existing structure (chain-link fence); 5) on-site paving; 6) trash enclosure; and 7) off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets).

DESIGN REVIEW for a proposed parking lot on 0.9 acres in an M-D (Designed Manufacturing) Zone in the MUD-2 Overlay District.

Generally located on the east side of Dalhart Avenue and the south side of Park Street within Sunrise Manor. TS/tk/ja (For possible action)

RELATED INFORMATION:

APN:

161-07-104-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Provide no parking lot landscaping where landscaping is required per Figure 30.64-14.
2.
 - a. Permit alternative landscaping along Dalhart Avenue where landscaping and screening per Figure 30.63-13 is required.
 - b. Permit alternative landscaping along Park Street where landscaping and screening per Figure 30.64-13 is required.
3.
 - a. Reduce the front yard setback for a proposed structure (decorative fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - b. Reduce the side street (corner) setback for a proposed structure (decorative fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - c. Reduce the front yard setback for an existing structure (chain-link fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
 - d. Reduce the side street (corner) setback for an existing structure (chain-link fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
4.
 - a. Reduce the setback from the right-of-way (Dalhart Avenue) for a proposed structure (decorative fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).

- b. Reduce the setback from the right-of-way (Park Street) for a proposed structure (decorative fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - c. Reduce the setback from the right-of-way (Dalhart Avenue) for an existing structure (chain-link fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
 - d. Reduce the setback from the right-of-way (Park Street) for an existing structure (chain-link fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
5. Provide no paving where paving is required for all parking areas per Section 30.60.020.
 6. Provide no trash enclosure where a trash enclosure is required per Section 30.56.120.
 7.
 - a. Waive off-site improvements for Dalhart Avenue (curb, gutter, streetlights, sidewalk, and partial paving) where required per Section 30.52.040.
 - b. Waive off-site improvements for Park Street (curb, gutter, streetlights, sidewalk, and partial paving) where required per Section 30.52.040.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Parking lot

Site Plans & Request

The plans for the proposed parking lot depict 54 parking spaces that will be striped and paved with recycled asphalt. Access to the project site will be via a proposed concrete driveway entrance along Park Street. According to the applicant, the principal use of the property will be for overflow parking associated with the vehicle repair and body shops within the surrounding area. The lot will not be utilized for the storage of outside materials. Although each of the automobile businesses have some limited parking associated with their permitted locations, it is not sufficient to accommodate employees as well as customers. The applicant states by providing some controlled and low use overflow parking for these businesses, the parking lot will provide relief to a long standing problem of indiscriminate parking within the public rights-of-way.

Landscaping

The approved plan depicts a 6 foot high decorative wrought iron fence that will replace an existing chain-link fence located along the north and west property lines, adjacent to Dalhart Avenue and Park Street, respectively. Two, 15 gallon mesquite trees will be planted at the northeast, northwest, and southwest corners of the project site within rock defined plant beds.

Elevations

The plan (photographs) depicts a proposed 6 foot high decorative wrought iron fence that will replace an existing chain-link fence located along the north property line (Park Street) and the west property line (Dalhart Avenue). An existing 6 foot high wrought iron fence is located along the south property line, which was installed by Clark County, adjacent to the existing drainage channel. An existing chain-link fence, ranging in height from 6 feet to 7 feet, is located along Park Street and Dalhart Avenue.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400202 (WS-0375-17):

Current Planning

- Until July 5, 2019 to complete with any extension of time to be a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for WS-0375-17:

Current Planning

- 1 year to complete with any extension of time to be a public hearing;
- On-site paving waiver subject to approval by the Clark County Department of Air Quality for the proposed paving alternative, if no alternative is approved, on-site paving will be required;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that outside storage of junked vehicles is prohibited; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; that 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);
- Right-of-way dedication to include the spandrel at the intersection of Park Street and Dalhart Avenue.
- Applicant is advised that technical studies may be required with future development.

Applicant's Justification

The applicant is requesting this extension due to the amount of time it is taking to get a bid from Nevada Energy. They are also in the process of vacating an easement that was discovered and they have recently discovered a well on the property that needs to be properly plugged.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400202 (WS-0375-17)	First extension of time for a waiver of development standards parking lot landscaping; street landscaping; reduced setbacks for a proposed structure (decorative fence) and existing structure (chain-link fence); reduced setback from the right-of-way for a proposed structure (decorative fence) and existing structure (chain-link fence); on-site paving; trash enclosure; and off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) with a design review for a parking lot	Approved by BCC	July 2018
WS-0375-17	Waived parking lot landscaping; street landscaping; reduced setbacks for a proposed structure (decorative fence) and existing structure (chain-link fence); reduced setback from the right-of-way for a proposed structure (decorative fence) and existing structure (chain-link fence); on-site paving; trash enclosure; and off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving along streets) with a design review for a parking lot	Approved by BCC	July 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-2, M-1, M-D & R-E	Vehicle repair facility, single family residence, & manufactured office trailer
South & East	Public Facilities and Business and Design/Research Park	H-2	Drainage channel
West	Public Facilities and Business and Design/Research Park	H-2	Vehicle repair facility

Clark County Public Response Office (CCPRO)

CE-19-06004 is an active violation for junk and/or inoperable vehicles stored on the subject property.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Currently there is an active Code violation related to parking inoperable vehicles on the subject site (CE-19-06004), the applicant has not made any progress toward completion of the condition of approval from the original application in 2017. With the continued Code enforcement violations and no progress towards completing this project, staff cannot support this request for an extension.

Public Works - Development Review

The applicant has made no progress in complying with the original Public Works conditions of approval. Execution of the restrictive covenant agreement and dedicating the spandrel are both processes that should have been completed shortly after the original approval. Since neither has been submitted in the past 2 years, staff finds that this request should be denied. If the application is approved, the applicant will be required to perform an analysis of the street network in the area to determine a timeframe for full off-site improvements.

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:

- Until February 4, 2020 to complete with any extension of time to be a public hearing.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Applicant shall perform a comprehensive study of the street network bounded by Park Street, Dalhart Avenue, Glen Avenue, and Stratford Avenue to determine the timing of the installation of full off-site improvements.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOSE GUTIERREZ

CONTACT: JOSE GUTIERREZ, SUDDEN IMPACT, 9055 LINDON OAK STREET, LAS VEGAS, NV 89178

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-0375-17</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7-31-19</u> APP. NUMBER: <u>BT-19-400/08</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>SUNRISE MANOR</u> ACCEPTED BY: <u>TKK</u> TAB/CAC MTG DATE: <u>8/29</u> TIME: <u>6:30PM</u> FEE: <u>950</u> PC MEETING DATE: _____ CHECK #: <u>20378</u> BCC MEETING DATE: <u>9/18 9AM</u> COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>MD</u> OVERLAY(S)? _____ PLANNED LAND USE: <u>SM BDRP</u> PUBLIC HEARING? <input checked="" type="checkbox"/> IN NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>JRG Living Trust & Gutierrez</u> ADDRESS: <u>9055 Linden Oak Street</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-370-6225</u> CELL: <u>702-326-6098</u> E-MAIL: <u>Sudden Impact LV NV ADL CA</u>	
APPLICANT	NAME: <u>Jose Gutierrez</u> ADDRESS: <u>9055 Linden Oak Street</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-370-6225</u> CELL: <u>702-326-6098</u> E-MAIL: <u>Sudden Impact LV NV ADL CA</u> REF CONTACT ID #: <u>179931</u>	
CORRESPONDENT	NAME: <u>Same AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-07-104-602

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: Parking lot

(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)* _____
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (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.

and in the process of trying to vacate
an easement off of Delhart and Park
the process has taken longer than expected.
According to the ~~plans~~ Water Census
there is a well and we have been
trying to locate it to have it plugged.
We need to have all the utilities in
place before we pave it. Due to it
being a huge financial investment -
Can we please get granted another
extension? It is certain that with
one more extension we will have the
job complete ~ Time Request
one year.

Debra P. Steffes

Sudden Impact Auto Body

702-755-8231

12. **UC-19-0545-SILVER MEADOW PROPERTIES, LLC:**
USE PERMIT to allow a communication tower.
DESIGN REVIEW for a communication tower and ground equipment on a portion of 0.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Lamb Boulevard, 110 feet north of Alexander Road within Sunrise Manor. LW/jor/ja (For possible action) **09/03/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

13. **UC-19-0562-BAILEY, BRADLEY:**
USE PERMITS for the following: **1)** allow accessory structures (shipping containers) prior to a principal structure or use; and **2)** waive design standards for accessory structures (shipping containers) on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Linda Avenue, 402 feet east of Aloha Avenue within Sunrise Manor. TS/jt/ja (For possible action) **09/03/19 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

14. **VS-19-0554-DOUMANI HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Nellis Boulevard and Lamont Street, and between Cartier Avenue and Carey Avenue within Sunrise Manor (description on file). MK/tk/ma (For possible action) **09/03/19 PC**
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote: 4-0/Unanimous

09/04/19 BCC

15. **TM-19-500141-MOSAIC HOLLYWOOD 247, LLC:**
TENTATIVE MAP consisting of 212 single family residential lots and common lots on 32.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/rk/ja (For possible action) **09/03/19 PC**
ITEM HELD PRIOR TO MEETING PER APPLICANT REQUEST

16. **VS-19-0543-MOSAIC HOLLYWOOD 247, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hollywood Boulevard located between Alto Avenue and Cartier Avenue, and a portion of right-of-way being Alto Avenue located between Hollywood Boulevard and Los Feliz Street within Sunrise Manor (description on file). MK/rk/ja (For possible action) **09/03/19 PC**
ITEM HELD PRIOR TO MEETING PER APPLICANT REQUEST

VII. General Business:

1. Nominate & Appoint a Representative and Alternate to the CDAC for 2019/20.(For possible action).
The Board members voted to hold this item to have further discussion at the August 29, 2019 meeting.
2. Take public input regarding suggestions for FY 2020/2021 budget request(s). (For possible action).
A few suggestions were as follows: security cameras in parks, more shot spotters, park/school playground combinations, bike lanes, dumpsters & trash collection of illegally dumped materials.

VIII. Public Comment: Mr. Thomas wanted to thank public works for responding so quickly to calls re: trash dumping reports. Mr. Seip was questioning about the extension of D.I. & that Sloan was getting no attention. Mr. Barbeau mentioned about the rat problem and his concerns about the diseases they may bring.

IX. Next Meeting Date: The next regular meeting will be August 29, 2019

X. Adjournment

The meeting was adjourned at 8:16 p.m.