



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

September 12, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Janice Ridondo at 702-455-3504 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Max Carter – Chair Paul Thomas-Member
 Alexandria Malone- Vice-Chair Briceida Castro-Member
 Earl Barbeau-Member

Secretary: Jill Leiva, 702-334-6892

County Liaison: Janice Ridondo, Kelly Benavidez, Beatriz Martinez

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of August 29, 2019 Minutes (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

IV. Approval of Agenda for September 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items:

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)

VI. Planning & Zoning

10/01/19 PC

1. **UC-19-0630-PALM PROPERTIES, LLC:**
USE PERMIT to allow temporary construction storage in conjunction with an off-site Las Vegas Valley Water District project (Miscellaneous Main Replacement, The Dales Subdivision) on 2.8 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Happy Valley Avenue and the west side of Nellis Boulevard within Sunrise Manor. TS/pb/jd (For possible action) **10/01/19 PC**
2. **UC-19-0637-COLLOM JIMMY D:**
USE PERMITS for the following: **1)** allow accessory structures (metal buildings) not architecturally compatible with the principal building (single family residence); **2)** waive all applicable design standards for a proposed accessory structure; and **3)** allow a proposed accessory structure (metal building) to exceed one-half the footprint of the principal dwelling in conjunction with an existing single family residence on 0.2 acres in an R-T (Manufactured Home Residential) (AE-70) Zone. Generally located on the east side of Goldbutte Drive, approximately 290 feet south of Crystal Peak Drive within Sunrise Manor. MK/sd/jd (For possible action) **10/01/19 PC**

10/02/19 BCC

3. **DR-19-0619-PROLOGIS LP:**
DESIGN REVIEWS for the following: **1)** a parking lot; and **2)** modifications to the parking area for an approved distribution center on 62.9 acres in an M-1 (Light Manufacturing) (AE-75 & AE-80) Zone. Generally located on the northwest side of Las Vegas Boulevard North and the west side of Hollywood Boulevard (alignment) within Sunrise Manor. MK/pb/ja (For possible action) **10/02/19 BCC**
4. **ZC-19-0636-ASCENTIVE HOMES, LLC:**
ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences.
WAIVER OF DEVELOPMENT STANDARDS for reduced lot area. Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action) **10/02/19 BCC**

VII. General Business:

1. Take public input regarding suggestions for FY 2020/2021 budget request(s). (For possible action).

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: September 26, 2019

X. Adjournment

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

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142
Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156
Parkdale Community Center 3200 Ferndale LV NV 89121
Sunrise Library 5400 Harris Ave. LV NV 89110
<http://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Sunrise Manor Town Advisory Board

August 29, 2019

MINUTES

Board Members:

Max Carter – Chair – PRESENT
Alexandria Malone – Vice Chair – PRESENT
Earl Barbeau – PRESENT

Paul Thomas – PRESENT
Briceida Castro- PRESENT
Planning- Steve Demerit

Secretary:
County Liaison:

Jill Leiva 702 334-6892 jillniko@hotmail.com
Beatriz Martinez

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

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

II. Public Comment: Mr. Seip gave a brief discussion re: Sunrise Manor property tax & revenue reconciliation

III. Approval of August 15, 2019 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 29, 2019

Moved by: Mr. Barbeau

Action: Approved with item #2 & 3 being Combined

Vote:5-0/Unanimous

V. Informational Items: None at this time

VI. Planning & Zoning

09/03/19 PC

1. **ET-19-400038 (UC-0040-15)-PROMIT2 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.
SIGN REVIEW for vehicle (automobile) sales facilities on 2.2 acres in a C-2 (General Commercial) E-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) **09/03/19 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

09/04/19 BCC

2. **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) **09/04/19 BCC**
Moved by: Mr. Thomas
Action: Approved
Vote: 5-0/Unanimous
3. **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) **09/04/19 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

09/17/19 PC

4. **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) **09/17/19 PC**
Moved by: Mr. Thomas
Action: Approved with Waiver #1 throat depth of driveway being 18 feet
Vote: 5-0/Unanimous
5. **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) **09/17/19 PC**
Moved by: Ms. Castro
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

09/18/19 BCC

6. **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)**09/18/19 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

7. **ET-19-400108 (WS-0375-17)-J R G LIVING TRUST & GUTIERREZ, JOSE & RENE 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)**09/18/19 BCC**
Moved by: Mr. Barbeau
Action: Approved with one year extension
Vote: 5-0/Unanimous

VII. General Business:

1. Nominate & Appoint a Representative and Alternate to the CDAC for 2019/20.(For possible action).
The Board members voted Mr. Walter Seip as representative & Ms. Briceida Castro as the Alternate.
2. Take public input regarding suggestions for FY 2020/2021 budget request(s). (For possible action).
The Board members voted on enhancing parks re: security & lighting & make more user friendly . As well as Vector Control (example: repair leaks in wash to avoid mosquitos)

VIII. Public Comment: none at this time.

- IX.** Next Meeting Date: The next regular meeting will be September 12, 2019

X. Adjournment

The meeting was adjourned at 7:35 p.m.

10/01/19 PC AGENDA SHEET

TEMPORARY CONSTRUCTION STORAGE
(TITLE 30)

HAPPY VALLEY AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0630-PALM PROPERTIES, LLC:

USE PERMIT to allow temporary construction storage in conjunction with an off-site Las Vegas Valley Water District project (Miscellaneous Main Replacement, The Dales Subdivision) on 2.8 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Happy Valley Avenue and the west side of Nellis Boulevard within Sunrise Manor. TS/pb/jd (For possible action)

RELATED INFORMATION:

APN:

161-08-810-082; 161-08-810-083

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.8
- Project Type: Temporary construction storage

Request

The applicant is requesting to provide temporary storage of construction materials and equipment on the site for the construction phase of an off-site Las Vegas Valley Water District project (Miscellaneous Main Replacement, The Dales Subdivision). The proposed construction site (The Dales Subdivision) is located approximately a half mile to the west between Mountain Vista Street and Lamb Boulevard and between Desert Inn Road and Vegas Valley Drive.

Site Plan

The site is a partially paved lot with access provided by an existing driveway from Happy Valley Avenue. The site will be used to store construction material and equipment. The northwestern portion of the site will not be used for storage and there is an existing communication tower centrally located on the southern portion of the site. The site is currently enclosed by a 6 foot high chain-link fence.

Landscaping

No landscaping or screening is required or provided with this application.

Applicant's Justification

The applicant indicates the site will be used for the storage of building materials and equipment. The site will be utilized during normal daytime hours. It is anticipated that the project will be completed by March 2020.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased the height of an existing communication tower	Approved by PC	October 2018
ADR-0333-05	Communications facility consisting of a 73 foot high monopole tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Automobile and marine and recreational vehicle sales – expired	Approved by PC	February 2005
ZC-0480-98	Reclassified the subject site to C-2 zoning for a shopping center	Approved by BCC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Residential High (8 du/ac to 18 du/ac)	C-2 & R-3	Commercial/retail uses & multiple family residential uses
South	Commercial General	C-2	Commercial/retail uses
East	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family residential development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

Clark County Public Response Office (CCPRO)

CE-19-01791 is an active complaint related to outside storage on the site without the proper approvals.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 has no practical problem with the request due to the proposed use providing for staging of materials and construction activities within 1 mile of the development site farther west on Mountain Vista Street. Staff finds that the proposed uses for a limited time should not result in a substantial adverse effect on adjacent properties and maintaining screened fencing should reduce the impact of the temporary construction storage yard. 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

- All activities to cease and be removed upon completion of the remodel for the Miscellaneous Main Replacement, The Dales Subdivision;
- Provide mesh screening on fencing;
- 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.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHANE SURBER

CONTACT: SHANE SURBER, 1020 WIGWAM PARKWAY, LAS VEGAS, NV 89074



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) <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 type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>8/9/19</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: _____ FEE: <u>\$1,175.00</u> CHECK #: <u>3328</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0630</u> TAB/CAC: <u>Surprise Manor</u> TAB/CAC MTG DATE: <u>9/12</u> TIME: <u>6:30p</u> PC MEETING DATE: <u>10/11/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C2/NA</u> PLANNED LAND USE: <u>CR</u> NOTIFICATION RADIUS: <u>300</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>PALM PROPERTIES LLC</u> ADDRESS: <u>7788 CORONADO ISLAND STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-433-6453</u> CELL: <u>702-429-7354</u> E-MAIL: <u>raj@milestoneconst.us</u>	
	APPLICANT	NAME: <u>CAPRIATI CONSTRUCTION CORP</u> ADDRESS: <u>1020 WIGWAM PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-547-1182</u> CELL: <u>702-686-5003</u> E-MAIL: <u>shanes@capriaticonstruction.com</u> REF CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>CAPRIATI CONSTRUCTION CORP</u> ADDRESS: <u>1020 WIGWAM PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-547-1182</u> CELL: <u>702-686-5003</u> E-MAIL: <u>shanes@capriaticonstruction.com</u> REF CONTACT ID #: <u>n/a</u>	

ASSESSOR'S PARCEL NUMBER(S): 16108810082 & 16108810083
 PROPERTY ADDRESS and/or CROSS STREETS: SW CORNER HAPPY VALLEY AVE AND NELLIS BLVD
 PROJECT DESCRIPTION: TEMPORARY CONSTRUCTION STAGING YARD

(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)*
 STATE OF NEVADA
 COUNTY OF CLARK

RAJWINDEER DHALIWA
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON August 05, 2019 (DATE)
 By -Rajwindeer Dhaliwa
 NOTARY PUBLIC: Kath L. Brann



*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.



● **Capriati Construction Corp.** ●

August 1, 2019

Clark County Comprehensive Planning Department
500 S Grand Central Parkway,
P.O. Box 551741
Las Vegas, NV 89155
(702) 455-4314

Subject: USE PERMIT JUSTIFICATION LETTER; PARCELS 16108810082 AND 16100810083

To whom it may concern,

This letters provides justification for the use of parcels 16108810082 and 16108810083 as a temporary construction yard for the sole purpose of storing materials and equipment for the Las Vegas Valley Water District Contract, C1461 MISCELLANEOUS MAIN REPLACEMENT, THE DALES SUBDIVISION. The purpose of this contract is to replace the entire water system for the DALES SUBDIVISION, which is located a ¼ mile from the listed parcels. The yard will be completed fenced off with one gated access point off of Happy Valley. The yard is located in the SW corner of Happy Valley Avenue and Nellis Boulevard. There is only one residence that is located directly west of the yard. Directly to the north and south is a parking lot and commercial business. Directly to the east of the yard is Nellis Boulevard. Special provisions will be taken to minimize or eliminate any disruption to the residence to the west by barricading off the area next to the residence so this area cannot be used. This area is designated on the site map provide in this submittal package.

The use of this yard is vital to the success of the project and will help complete the project in a timely manner. This project is also vital to the residence in the area because it replaces an old and unreliable water system with a new and reliable water system.

Use of the temporary staging yard will be needed until March of 2020.

If you have any questions or concerns please contact Shane Surber at 702-547-1182.

Best regards,
Shane Surber
CAPRIATI CONSTRUCTION CORP

10/01/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

GOLDBUTTE DR/CRYSTAL PEAK DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0637-COLLOM JIMMY D:

USE PERMITS for the following: 1) allow accessory structures (metal buildings) not architecturally compatible with the principal building (single family residence); 2) waive all applicable design standards for a proposed accessory structure; and 3) allow a proposed accessory structure (metal building) to exceed one-half the footprint of the principal dwelling in conjunction with an existing single family residence on 0.2 acres in an R-T (Manufactured Home Residential) (AE-70) Zone.

Generally located on the east side of Goldbutte Drive, approximately 290 feet south of Crystal Peak Drive within Sunrise Manor. MK/sd/jd (For possible action)

RELATED INFORMATION:

APN:
140-08-310-011

USE PERMITS:

1. Allow an existing accessory structure (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
2. Allow non-decorative vertical metal siding for accessory structures (metal buildings) where not permitted per Table 30.56-2.
3. Increase the area of proposed accessory structures (metal buildings) to 592 square feet where a maximum area of 406 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 46% increase).

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3470 Goldbutte Drive
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Building Height (feet): 8

- Square Feet: 592

Site Plans

The plans depict an existing 812 square foot single family residence (manufactured home) located within the R-T zone. Access to the property is off Goldbutte Drive and is located on the western portion of the parcel. Currently, there are 2 accessory structures (metal buildings) on-site and are adjoined together forming an "L" shape on the east and north sides of the site that maintain required setbacks for side and rear yards. The total square footage of the 2 accessory structures is 592 square feet. The applicant installed the accessory structures without a permit.

Landscaping

Landscaping is not proposed or required as a part of this application.

Elevations

The elevations of the existing accessory structures (metal buildings) show they are made of vertical metal siding, are 8 feet in height, 7 feet 6 inches wide, and are 39 feet long.

Floor Plans

The plans submitted show an open floor plan with an internal doorway that connects the 2 accessory structures for a total of 592 square feet.

Applicant's Justification

The applicant states that he originally bought the property and purchased 2 metal buildings and had them placed on the property to be used for storage. The applicant has installed an electric meter box and also wants to install solar panels atop the structures. Upon visiting Clark County Building Department for permits, the applicant was told by staff that these units could not exceed the footprint of his principal residence. In addition, he was cited by Public Response Office for installation of the containers without permits. The applicant has stated he is requesting a use permit to allow for the existing metal buildings to remain.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Business and Design/Research park	R-T	Single family residences

Clark County Public Response Office (CCPRO)

There is an active case (CE19-00451) with Clark County Public Response Office for outside storage. The staff notes state they could not view inside the containers to see if they were used as living space.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 the existing accessory structures (metal buildings) are not architecturally compatible due to vertical metal siding, which is not allowed in any residential district. In addition, the accessory structures are not screened from adjacent properties or from the street nor constitute proper placement in relation to the size of the lot. Staff finds this request constitutes a self-imposed hardship as the applicant did not obtain requisite permits to install the metal buildings, which would have prevented the applicant from receiving a Code violation from the Public Response Office; therefore, staff cannot support this application.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that 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: JIMMY COLLOM

CONTACT: JIMMY COLLOM, 3470 GOLDBUTTE DRIVE, LAS VEGAS, NV 89115



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 8/14/19 APP. NUMBER: UC-19-0637
 PLANNER ASSIGNED: SWJ TAB/CAC: Sunrise Manor
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 9/12 TIME: 6:30
 FEE: \$1,175 PC MEETING DATE: 10/1/19
 CHECK #: CASH BCC MEETING DATE: _____
 COMMISSIONER: M-K ZONE / AE / RNP: R-T AE-70
 OVERLAY(S)? AE-70 PLANNED LAND USE: BDRP
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 500 SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Jim D. Callom
 ADDRESS: 3470 Goldbottle DR.
 CITY: Las Vegas STATE: NV ZIP: 89115
 TELEPHONE: 702-641-2233 CELL: 702-444-6619
 E-MAIL: N/A

APPLICANT

NAME: Jim D. Callom
 ADDRESS: 3470 Goldbottle DR
 CITY: Las Vegas STATE: NV ZIP: 89115
 TELEPHONE: 702-641-2233 CELL: 702-444-6619
 E-MAIL: N/A REF CONTACT ID #: _____

CORRESPONDENT

NAME: Same as Applicant
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-08-310-011
 PROPERTY ADDRESS and/or CROSS STREETS: 3470 Goldbottle DR.
 PROJECT DESCRIPTION: Necessary Structure Use Permit

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

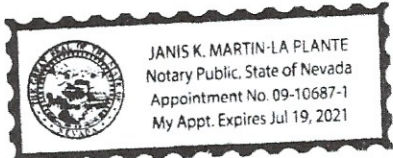
Jim D. Callom
 Property Owner (Signature)*

Jimmy D. Callom
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08/13/2019 (DATE)

By Jimmy D. Callom
 NOTARY PUBLIC: Janis K. Martin-LaPlante



*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.

Justification Letter

Re: 3470 Goldbutte Dr.
Case No. CE19-00451

I purchased vacant property located at 3470 Goldbutte Drive; I also purchased 2 shipping container units and had them dropped on the property to be used for storage. I needed to find out the correct procedure and steps to take in order to run the wiring to the units from the meter box on the street and to also inquire about rooftop solar paneling. This was midyear 2017 when I visited Clark County permit office seeking information about their requirements for permits to replace 200 Amp breakers from a meter box on the street. I was informed by Clark County personnel that outside buildings could not exceed square footage of your home. I was also informed that solar panels to equal 200 amp service would be around 600 square foot depending on the type of panels. There is also battery storage etc. I believe my outside buildings are perfect for such panels as they can support over 250, 000 lbs. I do not want to jeopardize the roof of my new home to possible leaks or poor installation from contractors. This informative outing took me around 3 hours to finish because I wanted to be sure I had all the information needed to legally have the buildings on my property.

At this time I am requesting that I be allowed to keep both the outside buildings and be granted a use permit. Very importantly, in consideration of all my personal property, to not be able to get these two buildings permitted for use on my property would be extremely distressing. I have lived in my 40 foot travel trailer for the past 16 years and have my personal tools and household items for my new home in these buildings. To lose my personal possessions because I cannot afford off property storage would also be quite upsetting. I live on social security and my union pension and if you will grant me the necessary use permit I plan to live the rest of my life on this property.

Sincerely,
Jim Collom

DISTRIBUTION CENTER
(TITLE 30)

LAS VEGAS BLVD N/HOLLYWOOD BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0619-PROLOGIS LP:

DESIGN REVIEWS for the following: 1) a parking lot; and 2) modifications to the parking area for an approved distribution center on 62.9 acres in an M-1 (Light Manufacturing) (AE-75 & AE-80) Zone.

Generally located on the northwest side of Las Vegas Boulevard North and the west side of Hollywood Boulevard (alignment) within Sunrise Manor. MK/pb/ja (For possible action)

RELATED INFORMATION:

APN:
123-34-601-001; 123-34-701-001

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 59.9 (approved distribution center)/3 (proposed parking lot)
- Project Type: Distribution center and parking lot
- Parking Required/Provided: 897/1,000

History

A distribution center was previously approved on this site. The approved plans depicted a distribution center on the northern 59.9 acres of the site and future shopping center on the southwestern 3 acres of the site. The future shopping center was separated from the distribution center by a landscape area. The purpose of this request is to approve a stand-alone parking lot on the southwestern portion of the site previously depicted as a future shopping center and modify the approved parking area for the distribution center on the northeastern portion of the site.

Site Plans

The plans depict an approved 1,314,171 square foot distribution center consisting of 3 buildings located on the northern 59.9 acres of the site and a proposed parking lot located on the southwestern 3 acres of the site. The parking lot will have access to Mt. Hood Street via a previously approved driveway. There is no shared vehicular access with the distribution center

but pedestrian access is provided between the proposed parking lot and the approved distribution center. This request also includes modifications to the approved parking area located on the northeastern portion of the site. The distribution center will have 1 driveway access on Las Vegas Boulevard North, 2 on Mt. Hood Street, and 5 on Howdy Wells Avenue which were approved with a previous land use application. No changes are proposed for the building floor plans, elevations, building locations, and drive aisle.

Landscaping

A 15 foot wide landscape area is located along the perimeter of the site adjacent to all public streets. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover. No changes are proposed to the approved perimeter landscape areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the southwestern portion of the site previously depicted as a future shopping center is now being proposed as a parking lot for the approved distribution center. The applicant also indicated the parking area in the northeastern portion of the site is being modified and additional parking spaces added.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0904	Distribution center with a waiver for increased building height	Approved by BCC	January 2019
WC-18-400245 (WS-18-0568)	Waived conditions requiring no building or sign above 45 feet in the flight path with a previously approved distribution center	Approved by BCC	January 2019
TM-18-500217	Single industrial lot	Approved by BCC	January 2019
WS-18-0568	Reduced the departure distance from the driveway and the throat depths of multiple driveways on the site for a distribution center	Approved by BCC	September 2018
ZC-0381-08	Reclassified the southern parcel (123-34-701-001) from R-U & H-2 to M-1 zoning for a freight terminal	Approved by BCC	May 2008
ZC-0631-07	Reclassified the northern parcel (123-34-601-001) from R-U & H-2 to M-1 zoning for a distribution center	Approved by BCC	July 2007
ZC-1814-03	County sponsored zone change to add the appropriate sub-district designation (AE-65, AE-70, AE-75, & AE-80) to this site and other parcels within Sunrise Manor and unincorporated northeast Clark County	Approved by BCC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-2	Engineering training facility
South & East*	Nellis Air Force Base	H-2, M-1, & P-F	Nellis Air Force Base & undeveloped
West	Industrial	M-1, R-U, & H-2	Undeveloped

* The Las Vegas Motor Speedway is located to the northeast.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the proposed parking lot and parking lot reconfiguration are appropriate since they improve the area and provide additional parking for the approved distribution center. The proposed plans provide pedestrian cross access between the distribution center and the proposed parking lot. Landscaping is provided along the perimeter of the site and in landscape island fingers within the parking lot in compliance with the Code and Urban Specific Policy 13 of the Comprehensive Master Plan which encourages providing and maintaining drought-tolerant landscape design techniques in new developments and for retrofitting older areas. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 on Hollywood Boulevard, Mt. Hood Street, and Howdy Wells Avenue;

- Right-of-way dedication to include 45 feet to back of curb for Hollywood Boulevard, 35 feet to back of curb for Mt. Hood Street, 30 feet for Howdy Wells Avenue, and associated spandrels;
- Nevada Department of Transportation approval.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: PROLOGIS LP
CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BLVD #320, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 8/7/19 APP. NUMBER: WS-19-0619
 PLANNER ASSIGNED: DHP TAB/CAC: Sunrise Manor
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 9/12 TIME: 6:30p
 FEE: \$975.00 PC MEETING DATE: _____
 CHECK #: 254413 BCC MEETING DATE: 10/2/19
 COMMISSIONER: MK ZONE / AE / RNP: M1/AE 75980
 OVERLAY(S)? N/A PLANNED LAND USE: IND
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: 500 SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Prologis LP
 ADDRESS: 60 State St. #1200
 CITY: Bellingham STATE: MA ZIP: 02019
 TELEPHONE: 1-562-345-9234 CELL: _____
 E-MAIL: jpierce@prologis.com

APPLICANT

NAME: Prologis LP
 ADDRESS: Center Court Drive #100
 CITY: Cerritos STATE: CA ZIP: 90703
 TELEPHONE: 1-562-345-9234 CELL: _____
 E-MAIL: jpierce@prologis.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Kimley Horn - Treasea Wolf
 ADDRESS: 6671 Las Vegas, Blvd. South, #320
 CITY: Las Vegas STATE: NV ZIP: 89119
 TELEPHONE: 702.786.1830 CELL: _____
 E-MAIL: treasea.wolf@kimley-horn REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 123-34-701-001 + 123-34-601-001
 PROPERTY ADDRESS and/or CROSS STREETS: NEC Las Vegas Blvd. & Mt. Hood
 PROJECT DESCRIPTION: industrial park & 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.

John Low _____
 Property Owner (Signature)* Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES
 SUBSCRIBED AND SWORN BEFORE ME ON July 19 2019 (DATE)
 By Notary Public, My'Reasha Jeffers
 NOTARY PUBLIC: My'REASHA JEFFERS



*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.



August 7, 2019
Project No. 192054000

Via Hand Delivery

Clark County
Current Planning
500 South Grand Central Pkwy.
Las Vegas, Nevada 89155

RE: JUSTIFICATION FOR DESIGN REVIEW AND WAIVER OF DEVELOPMENT STANDARDS

To Whom It May Concern:

This letter is to provide justification, for the request by Prologis LP, for the Design Review for the parking lot on the south end of the industrial park on APN 123-34-701-001. Parcel 123-34-601-001 has an approved Design Review and Waivers per WS-18-0568, WC-18-400245 and WS-18-0904. Those applications showed a retail building on APN 123-34-701-001, however, that retail building was not a part of those applications, therefore, a new design review is required to show the area as a parking lot.

In association with the design review application, we are also respectfully requesting the following waivers:

Waiver of Development Standards – Exceed 40' lip to lip driveway widths

Due to the nature of the use as an industrial park that will have a high volume of large semi-trailers, we are respectfully asking for four (4) driveways along the surrounding streets to have a wider driveway width. We are requesting the driveway widths to be 50' lip to lip, 53' face of curb to face of curb. The driveways in question are the one on Las Vegas Boulevard, the centered driveway on Howdy Wells and the two driveways on Mt. Hood at Washburn. Due to the turning maneuvers, the wider driveways will make access and maneuverability of the large semi-trailers easier at these specific driveways as they will most likely have the higher traffic volumes.

Waiver of Development Standards – Defer Off-Site Improvements

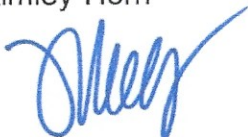
Due to construction overlap with the Phase 2 Hollywood Storm Drain, there will be a short-term interim condition that will have the project site developed and the Phase 2 Hollywood Storm Drain facility under construction. During this interim condition, it was agreed upon by the Developer, NDOT, Nellis, CCRFCD, CNLV and CCPW that this project would delay the construction of Building 7 so that the interim flows that outlet at Hollywood & Howdy Wells via the Hollywood Phase 1 Storm Drain Bubbler could drain onto the site to help mitigate the impacts of the flows down Las Vegas Boulevard and across Las Vegas Boulevard onto Nellis. In order to convey the flows from the Bubbler onto the project site, we are asking that the off-site improvements adjacent to Building 7 at the northeast corner of the site be deferred to be constructed after the Phase 2 Hollywood Storm Drain is fully constructed. With that we are asking to defer the following off-site improvements:

- Curb, gutter, sidewalk and streetlights for approximately 700 LF along the north end of Las Vegas Boulevard towards Hollywood.
- Curb, gutter, sidewalk and streetlights for the full frontage of Hollywood boulevard. Approximately 150 LF.
- Curb, gutter, sidewalk and streetlights for approximately 150 LF along the east end of Howdy Wells towards Hollywood.

The owner intends to provide plans for the improvements and bond for them, we are respectfully asking that the actual construction be deferred until the Phase 2 Hollywood Storm Drain is in.

We look forward to working with Current Planning for a favorable recommendation for this Design Review and Waivers. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
Kimley-Horn



Treasea Wolf, P.E.

10/02/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
& REDUCE LOT AREA
(TITLE 30)

PATTERSON AVE/ARDEN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0636-ASCENTIVE HOMES, LLC:

ZONE CHANGE to reclassify 0.2 acres from R-1 (Single Family Residential) (RNP-III) Zone to R-1 (Single Family Residential) Zone for single family residences.
WAIVER OF DEVELOPMENT STANDARDS for reduced lot area.

Generally located on the north side of Patterson Avenue, 250 feet west of Arden Street within Sunrise Manor (description on file). TS/rk/jd (For possible action).

RELATED INFORMATION:

APN:
161-05-410-021

WAIVER OF DEVELOPMENT STANDARDS:
To reduce the lot area to 4,792 square feet where a minimum of 5,200 square feet is required per Table 30.40-2 (a 8% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4550 Patterson Avenue
- Site Acreage: 0.2
- Number of Lots: 2
- Minimum/Maximum Lot Size (square feet): 4,792 (both lots)
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 23 feet, 2 inches
- Square Feet: 2,280

History

The Vegas Manor subdivision lots were originally recorded as 50 foot wide by 100 foot long parcels and are considered legal lots of record even though the lots do not meet R-1 zoned

minimum lot sizes. As Vegas Manor developed many of the original lots were combined, making larger lots (ranging from 7,300 square feet to 15,000 square feet). In March 2001, the Board of County Commissioners (BCC) designated the area as a Residential Neighborhood Preservation III Overlay District which restricted minimum lot size to 7,000 square feet to maintain the community character of the area. The applicant is requesting that the overlay be removed for this parcel to allow for the proposed development.

Site Plans

The plans depict the proposed construction of 2 single family residences on two, 4,792 square foot lots. The site plan depicts compliance with all other bulk and development standards. The RNP-III Overlay District requires a minimum lot area of 7,000 square feet. The applicant is requesting a zone boundary amendment to remove the RNP-III Overlay and the waiver for the reduction in lot area.

Elevations

The proposed 2 single family residences will be 2 story homes with the maximum height shown at approximately 23 feet 2 inches. The materials consist of stucco finished walls with decorative accents, window articulation, and concrete tile roofs.

Floor Plans

The proposed floor plan consists of a 4 bedroom, 2 car front loaded garage that is 2,280 square feet.

Applicant's Justification

The applicant indicates there has been a history of this type of request in Vegas Manor that has been approved. Based on their plans, the residences will meet all setback and height requirement of Code. The focus of this developer is to build affordable housing to meet the needs of the overall community. Furthermore, they have specifically chosen these infill lots to support the community and assist in the revitalization of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0165-01	County sponsored zone change to establish the RNP-III Overlay District	Approved by BCC	March 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change & Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

There are areas within Vegas Manor that have lot areas below 5,200 square feet; however, those have been generally limited to parcels adjacent to commercial at the perimeter of the subdivision or have had specific waivers approved to reduce lot area. Staff cannot support this request since it is neither consistent nor compliant with the intent and purpose of the surrounding RNP-III zoned properties. The majority of the developed lots within Vegas Manor are over the 7,000 square feet, and the property is located adjacent or contiguous to developed lots with approximate minimum lot areas that range in size from 9,500 square feet to 10,000 square feet. Therefore, the request is a self-imposed hardship which staff cannot support.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 waiver of development standards must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0464-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARLIE CONCOBY

CONTACT: WESTERN TRADES CONSTRUCTION, 4345 CORPORATE CENTER DR,
STE 200, LAS VEGAS, NV 89030

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF

DATE FILED: 8.13.19 APP. NUMBER: 2C19-0636
 PLANNER ASSIGNED: RK TAB/CAC: Sunrise Manor
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 9/12/19 TIME: 6:30pm
 FEE: \$1,525.00 PC MEETING DATE: _____
 CHECK #: 6161 BCC MEETING DATE: 10/2/19 9:00am
 COMMISSIONER: TS ZONE / AE / RNP: R-1/RNP III to R-1
 OVERLAY(S)? RNP III PLANNED LAND USE: SMRS
 PUBLIC HEARING? IN NOTIFICATION RADIUS: 1000 SIGN? IN
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: 2C1559.06
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Ascentive Homes LLC
 ADDRESS: 4345 Corporate Center Dr. #200
 CITY: N. Las Vegas STATE: NV ZIP: 89030
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Charlie Concohy
 ADDRESS: 4345 Corporate Center Dr. #200
 CITY: N. Las Vegas STATE: NV ZIP: 89030
 TELEPHONE: 702-277-5245 CELL: same
 E-MAIL: charlie@westerntrades.net REF CONTACT ID #: _____

CORRESPONDENT

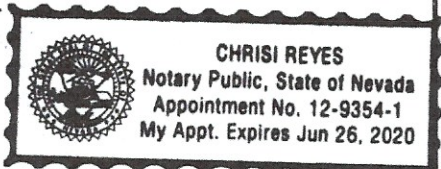
NAME: Chrisi Reyes
 ADDRESS: 4345 Corporate Center Dr. #200
 CITY: N. Las Vegas STATE: NV ZIP: 89030
 TELEPHONE: 702-409-2543 CELL: same
 E-MAIL: Chrisi@westerntrades.net REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 10105410021
 PROPERTY ADDRESS and/or CROSS STREETS: 4550 Patterson Ave Las Vegas, NV 89104
 PROJECT DESCRIPTION: Two single family homes - Reduce lot size

(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.

David Walnum Property Owner (Signature)*
David Walnum Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 9, 2019 (DATE)
 By David Walnum
 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.



August 13, 2019

City of Las Vegas
Planning and Development Department
333 N Rancho Dr.
Las Vegas, NV 89106

Subject: Conforming Zone Boundary Amendment for 4550 Patterson Ave
Parcel #16105410021

To whom it may concern:

This letter shall act to document the justification request for a conforming zone boundary amendment.

Issue: The current property is vacant land zoned RNP 3. We intend to split the property into two separate parcel numbers and build a single family home on each lot. We would like to rezone the property to R-1 in order to do so. There has been a history of this request in surrounding areas that have been approved. There are multiple single lots in the area that correspond with what we are requesting and have a sufficient amount of land for a single family home. This information tells us that each parcel would have enough land to build on once separated. See attached pictures of surrounding properties. We would like to create as much affordable living space for families in the community. One of our goals as a company is to contribute to the rehabilitation and beautification of the city.

Information:

- Western Trades Construction LLC, and Square Trade Holdings, LLC, Owner, are owned and operated by Dave Walnum. Our focus is to build affordable housing to meet the needs of our growing community. We have recently purchased multiple lots and are building new single family homes, town homes, and multi-family residential buildings throughout the Las Vegas area. We have specifically chosen these infill lots to support the communities and assist in the revitalization of these areas.
- Western Trades Construction LLC is a licensed contractor, B-2# 73190, and has been in business for 10 years.

Thank you for taking the time to review our request. We would like your approval in moving forward with this project.

Sincerely,

A handwritten signature in blue ink that reads "Dave Walnum". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dave Walnum
Square Trade Holdings, LLC