



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 14, 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
Alexandria Malone- Vice-Chair
Earl Barbeau-Member
Paul Thomas-Member
Briceida Castro-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 October 10, 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 November 14, 2019 and Hold, Combine or Delete Any Items (For possible action)

Informational Items:

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

VI. Planning & Zoning

11/05/19 PC

1. UC-19-0745-BAHNAN, JOE A.:

USE PERMITS for the following: **1)** proposed convenience store; and **2)** proposed alcohol sales, liquor – packaged only as a principal use. WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced separation for a trash enclosure; **3)** alternative landscaping; and **4)** reduced driveway separation.

DESIGN REVIEWS for the following: **1)** proposed retail building; and **2)** alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/ja (For possible action)11/05/19 PC

11/06/19 BCC

2. ZC-19-0636-ASCENTIVE HOMES, LLC:

HOLDOVER 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)11/06/19 BCC

11/19/19 PC

3. UC-19-0780-RODRIGUEZ LOAIZA, VALENTIN:

USE PERMIT to allow a proposed casita to exceed 1,500 square feet in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Linn Lane, 53 feet south of Jackie Drive (alignment) within Sunrise Manor. TS/jor/ja (For possible action)11/19/19 PC

12/03/19 PC

4. UC-19-0821-SOUTH WALNUT ROAD TRUST:

USE PERMIT for a proposed day care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** parking lot landscaping; **3)** alternative fencing; **4)** reduce sidewalk width adjacent to a building; **5)** modified trash enclosures; and **6)** access a local street.

DESIGN REVIEWS for the following: **1)** day care facility; **2)** playground area; and **3)** existing parking and landscaping on 0.4 acres in an R-1 (Single-Family Residential) Zone. Generally located on the east side of Walnut Road and the south side of New York Avenue within Sunrise Manor. TS/bb/jd (For possible action)12/03/19 PC

5. UC-19-0826-4450 CHEYENNE, LLC:

USE PERMIT for the following: **1)** vehicle paint and body; **2)** vehicle repair; and **3)** vehicle sales on 1.2 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone. Generally located 600 feet east of Lamb Boulevard and 150 feet north of Cheyenne Avenue within Sunrise Manor. MK/bb/jd (For possible action) 12/03/19 PC

6. WS-19-0797-HAREL TAL:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for single family residential lots on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Palm Street, 275 feet north of Olive Street within Sunrise Manor. TS/lm/jd (For possible action) 12/03/19 PC

12/04/19 BCC

7. VS-19-0827-PJA, LLC:

VACATE AND ABANDON a portion of a right-of-way being an "Unnamed" street located between Betty Lane and Bledsoe Lane within Sunrise Manor (description on file). MK/lm/jd (For possible action)12/04/19 BCC

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

8. **WC-19-400141 (ZC-0251-08)-PJA, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring: **1)** construct full off-sites; and **2)** drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**

9. **WC-19-400142 (ZC-0867-01)-NVDD HOLDING RP 2, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a drainage study and compliance in conjunction with an outside storage yard on 2.0 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the south side of Cartier Avenue and the west side of Lamont Street within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**

10. **WS-19-0825-PJA, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive landscaping; **2)** waive trash enclosure; **3)** waive connection to public water and sewer; **4)** waive a portion of on-site paving; and **5)** reduce throat depth.
DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone. Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**

11. **WS-19-0829-NVDD HOLDING RP 2, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; and **2)** waive trash enclosure.
DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the south side of Cartier Avenue and the west side of Lamont Street within Sunrise Manor. MK/lm/jd (For possible action) **12/04/19 BCC**

12. **ZC-19-0838-CHURCH FOURSQUARE GOSPEL INTL:**
ZONE CHANGE to reclassify 0.8 acres from R-1 (Single Family Residential) Zone to C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street; **2)** reduced parking; **3)** alternative landscaping; and **4)** alternative commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** fast food restaurants with drive-thru service; **2)** use of vivid hues; and **3)** alternative parking lot landscaping. Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor (description on file). TS/al/jd (For possible action) **12/04/19 BCC**

VII. General Business: None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board'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: December 12, 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

October 10, 2019

MINUTES

Board Members:	Max Carter – Chair – PRESENT Alexandria Malone – Vice Chair – EXCUSED Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- EXCUSED Planning- Greg Cervan
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	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: None
- III. Approval of September 12, 2019 Minutes
Moved by: Mr. Barbeau
Action: Approved
Vote: 3-0/Unanimous
- IV. Approval of Agenda for October 10, 2019
Moved by: Mr. Thomas
Action: Approved with Hold for Item #7
Vote: 3-0/Unanimous
- V. Informational Items: Ms. Martinez announced that Commissioner Segerblom is having a Free Legal Clinic Saturday October 12, 2019 10-1pm at the Cambridge Recreation Center.

VI. Planning & Zoning

10/15/19 PC

1. **UC-19-0688-SILVER STATE EQUITY PTNRS, LLC:**
USE PERMIT for a commercial vehicle repair facility in conjunction with a commercial vehicle rental facility within a portion of an existing industrial building on 2.0 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Flossmoor Street, 880 feet north of Alexander Road within Sunrise Manor. MK/md/jd (For possible action)10/15/19PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

10/16/19 BCC

2. **ET-19-400118 (ZC-0475-17)-ARGEN, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.7 acres from R-2 (Medium Density Residential) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEW for a proposed vehicle (auto) sales facility on 1.3 acres. Generally located on the north side of Lake Mead Boulevard, 1,200 feet west of Nellis Boulevard within Sunrise Manor (description on file). MK/tk/jd (For possible action) 10/15/19PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
3. **ZC-19-0675-ALVAREZ LAURENCIO:**
ZONE CHANGE to reclassify 0.7 acres from R-T (Manufactured Home Residential) Zone to R-E (Rural Estates Residential) Zone.
USE PERMITS for the following: **1)** reduce the minimum lot area for a residential boarding stable; **2)** allow a residential boarding stable without a principal dwelling; **3)** allow accessory agricultural buildings without a principal dwelling; and **4)** allow accessory structure without a principal dwelling.
DESIGN REVIEW for an existing accessory building. Generally located on the east side of Gateway Road, 130 feet south of Tonopah Avenue within Sunrise Manor (description on file). LW/pb/jd (For possible action) 10/15/19PC
Moved by: Mr. Thomas
Action: Denied per staff recommendations
Vote: 3-0/Unanimous

11/05/19 PC

4. **DR-19-0746-USA & CLARK COUNTY LEASE:**
DESIGN REVIEW for the expansion of an existing regional park (Hollywood) on a 40.8 acre portion of 207.0 acres in a P-F (Public Facility) Zone. Generally located on the northeast corner of Hollywood Boulevard and Sahara Avenue within Sunrise Manor. TS/al/jd (For possible action)11/05/19 PC
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous
5. **UC-19-0724-JULIAN TRUST & CURIEL-NORIEGA CRISTIAN TRS:**
USE PERMIT to allow an accessory apartment that is not architecturally compatible with the principal dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an accessory apartment that is not architecturally compatible with the principal dwelling; and **2)** increase the number of driveways to 2 in conjunction with a single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Castleberry Lane and the north side of Owens Avenue within Sunrise Manor. TS/nr/jd (For possible action) 11/05/19 PC
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

6. **UC-19-0731-INTERAGRO INC:**
USE PERMIT to allow on-premises consumption of alcohol (tavern) in conjunction with a swap meet within an existing retail building on 2.3 acres in an H-2 (General Highway Frontage) (AE-70) Zone. Generally located on the north side of Las Vegas Boulevard North, 100 feet east of Pecos Road within Sunrise Manor. LW/pb/jd (For possible action) **11/05/19 PC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

7. **UC-19-0745-BAHNAN, JOE A.:**
USE PERMITS for the following: **1)** proposed convenience store; and **2)** proposed alcohol sales, liquor – packaged only as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced separation for a trash enclosure; **3)** alternative landscaping; and **4)** reduced driveway separation.
DESIGN REVIEWS for the following: **1)** proposed retail building; and **2)** alternative landscaping on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/xx (For possible action) **11/05/19 PC**
Moved by: Mr. Carter
Action: Hold per applicants request
Vote: 3-0/Unanimous

8. **WS-19-0727-TWIN TOWERS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow reduced parking.
DESIGN REVIEW for a vehicle (automobile) repair facility on 1.3 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Lamb Boulevard, 630 feet north of Craig Road within Sunrise Manor. MK/pb/jd (For possible action) **11/05/19 PC**
Moved by: Mr. Thomas
Action: Approved
Vote: 3-0/Unanimous

11/06/19 BCC

9. **WC-19-400125 (ZC-0990-17)-ODYSSEY MT. HOOD LAND, LLC:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 40 feet for Mt. Hood Street, 30 feet for Fisher Avenue, and associated spandrels for future industrial development on 10.3 acres in an M-1 (Light Manufacturing) (AE-75 and AE-80) Zone. Generally located on the north side of Washburn Road and the west side of Mt. Hood Street (alignment) within Sunrise Manor. MK/md/jd (For possible action) **11/06/19 BCC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 3-0/Unanimous

VII. General Business:None

VIII. Public Comment: Mr. Seip told the board that he is still looking into the special revenue fund. He also announced that in the future the public might be allowed access to the Trauma Center at the Air Force Base.

IX. Next Meeting Date: The next regular meeting will be November 14, 2019

X. Adjournment

The meeting was adjourned at 7:36 p.m.

11/05/19 PC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

CHARLESTON BLVD/MOJAVE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0745-BAHNAN, JOE A.:

USE PERMITS for the following: 1) proposed convenience store; and 2) proposed alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) reduced separation for a trash enclosure; 3) alternative landscaping; and 4) reduced driveway separation.

DESIGN REVIEWS for the following: 1) proposed retail building; and 2) alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Charleston Boulevard and the east side of Mojave Road within Sunrise Manor. TS/pb/ja (For possible action)

RELATED INFORMATION:

APN:

162-01-510-001

USE PERMITS

1. a. Allow a convenience store.
- b. Reduce the setback from the right-of-way line of a section line street (Charleston Boulevard) to 15 feet where 30 feet is required per Table 30.44-1 (a 50% reduction).
2. Allow alcohol sales, liquor – packaged only as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 21 spaces where 24 spaces are required per Table 30.60-1 (a 12.5% reduction).
2. Reduce the separation between a trash enclosure and a residential use to 20 feet where 50 feet is required per Section 30.56.120 (a 60% reduction).
3. Allow a 4 foot wide landscaping area adjacent to a proposed attached sidewalk along Charleston Boulevard where a 15 foot wide landscape area is required per Section 36.64.030.
4. Reduce the approach distance to the driveway from the intersection of Charleston Boulevard to 80 feet where 150 feet is required along Mojave Road per Uniform Standard Drawing 222.1 (a 46.7% reduction).

DESIGN REVIEWS:

1. Retail building.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3121 E. Charleston Boulevard
- Site Acreage: 0.4
- Project Type: Retail building with a convenience store and a packaged liquor store
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 6,000
- Parking Required/Provided: 24/21

Site Plans

The plans depict a 6,000 square foot retail building with a convenience store and a packaged liquor store located on the eastern portion of the site. The parking area is located on the western portion of the site with the trash enclosure and loading area located adjacent to the south property line. The site has access to Mojave Road via 1 driveway that is approximately 80 feet from the intersection with Charleston Boulevard.

Landscaping

A landscape area between 4 feet and 15 feet wide is located adjacent to an attached sidewalk along Charleston Boulevard and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Mojave Road. An 11 foot wide landscape area is located along the south property line adjacent to the Maple Street alley. The parking spaces in front of the building do not have landscape fingers every 6 spaces as required per Code. The landscape materials include trees, shrubs, and groundcover.

Elevations

The building is 19 feet in height with a flat roof and parapet walls. The façade consists of stucco siding in various shades of brown, pop-outs, and storefront window and door treatments.

Floor Plans

The 6,000 square foot building has a 2,100 square foot convenience store located in the northern portion of the building and a 3,900 square foot packaged liquor store located in the southern portion of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the use and design of the site are compatible with the existing development in the area and the improvements exceed the standards of the neighboring properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	M	Office
South	Residential High (8 to 18 du/ac)	R-2	Manufactured home park
East	Commercial Neighborhood	C-2	Vehicle maintenance
West	Residential High (8 to 18 du/ac)	R-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Use Permit #1

Although staff has no objection to a convenience store at this location, staff is concerned about the portion of the request to reduce the setback from Charleston Boulevard and the waivers of the development standards which accompany this request. The use permit and the waivers requested are only necessary due to the design of the project which is a self-imposed hardship. Staff finds a convenience store can be redesigned to eliminate the reduction in setback; therefore, staff cannot support this request.

Use Permit #2

The C-1 (Local Business) zone is established to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. There are existing and proposed residential uses to the south and west; therefore, staff finds that a packaged liquor store would be too intense for this site, and the immediate area and other options for this service are available in the general area. Therefore, staff cannot support this request.

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 #1, #2, & #3

The numerous waivers of development standards requested are only necessary due to the design of the project which is a self-imposed hardship. The building is too large for the site and creates the need for several of the waivers. Staff finds the number and types of waivers of development standards requested are excessive and the applicant has not provided sufficient justification for or mitigation for these waivers; therefore, staff cannot support the requested waivers of development standards.

Design Reviews

Approval of the design of this project is contingent upon approval of the accompanying use permits and waivers of development standards which staff does not support. The request conflicts with several policies in the Comprehensive Master Plan including Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity, and Urban Specific Policy 77 which encourages the placement of required parking areas to be located behind the principal building(s) on the site. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

The applicant is working with staff to revise the application to comply with applicable codes and standards. Staff anticipates that the revised application will be presented to the Planning Commission in December 2019.

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:

- Provide landscape material in accordance with Figure 30.64-13 in the landscape area between the building and Charleston Boulevard and the Maple Street (alley) to the south.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0526-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE BAHNAN

CONTACT: DAVID STRAIT, D. W. STRAIT ARCHITECTURE, 1223 HEATHER OAKS WAY, N. LAS VEGAS, NV 89031

DRAFT

11/20/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
& REDUCE LOT AREA
(TITLE 30)

REVISED
UPDATE
PATTERSON AVE/ARDEN ST

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

HOLDOVER 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 (an 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: 1
- Building Height (feet): 14 feet, 6 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 as required by the proposed R-1 zone.

Elevations

The **revised plans depict** 2 single family residences that will be 1 story with the maximum height shown at approximately **14 feet 6 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: Sunrise Manor - denial.

APPROVALS: 2 cards

PROTESTS: 5 cards

COUNTY COMMISSION ACTION: October 2, 2019 – HELD – To 11/06/19 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2019 – HELD – To 11/20/19 – per the applicant.

APPLICANT: CHARLIE CONCOBY

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

11/19/19 PC AGENDA SHEET

CASITA
(TITLE 30)

LINN LN/JACKIE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0780-RODRIGUEZ LOAIZA, VALENTIN:

USE PERMIT to allow a proposed casita to exceed 1,500 square feet in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Linn Lane, 53 feet south of Jackie Drive (alignment) within Sunrise Manor. TS/jor/ja (For possible action)

RELATED INFORMATION:

APN:

140-21-810-046

USE PERMIT:

Increase the area of a proposed casita to 1,792 square feet where a maximum of 1,500 square feet is allowed per Table 30.44-1 (a 20% increase).

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1701 Linn Lane
- Site Acreage: 0.7
- Project Type: Casita
- Number of Stories: 2
- Building Height (feet): 22 (principal structure)/25 (proposed casita)
- Square Feet: 3,642 (principal structure)/1,792 (proposed casita)

Site Plan

The site plan depicts an existing single family residence on the west side of Linn Lane, 53 feet south of Jackie Drive (alignment). The residence has an overall area of 3,642 square feet and faces east towards Linn Lane. The subject property has existing accessory structures along the south, west, and north property lines, and adjacent to the rear of the residence. The applicant is proposing to construct a casita within the rear yard, along the north property line that is 1,792 square feet where 1,500 is the maximum allowed per Code.

Landscaping

Landscaping is located within the front and side yards of the subject property. Changes to the existing landscaping are not a part of this request.

Elevations

The existing accessory structures have beige exterior walls and wood trim which match the architectural features of the existing principal structure. The proposed casita is designed to also match the existing accessory structures and the principal structure. Per the submitted plan, the casita will feature beige stucco walls, French doors, opaque windows on the second floor, and a concrete tile roof to match the principal structure.

Floor Plans

The existing residence features bedrooms, bathrooms, living room, play room, parlor room, and a kitchen. The proposed casita will feature bedrooms, wet bar, great room, and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the proposed casita will only be used for immediate family and will not be used for rental purposes. All accessory structures and the proposed casita are architecturally compatible to the main residence. Approval of the use permit will allow the site to be in compliance with the Title 30 Development Code and proper permits can be acquired with approval of this request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
East	Residential Suburban (up to 3 du/ac)	R-D	Single family residences

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. Per the submitted plans, the subject property has ample room to accommodate the existing accessory structures and proposed casita. The proposed casita is architecturally compatible and

accommodates the required setbacks. Staff has no objection to the proposed casita; therefore, staff is in support of 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

- 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: VALENTIN LOAIZA RODRIGUEZ

CONTACT: VALENTIN LOAIZA RODRIGUEZ, 1701 N. LINN LANE, LAS VEGAS, NV 89156



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: 10/2/19 APP. NUMBER: UC-19-0780
 PLANNER ASSIGNED: JR TAB/CAC: SUNRISE
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 11/14 TIME: 6:30pm
 FEE: \$675 PC MEETING DATE: NOV. 19, 2019
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: TS ZONE / AE / RNP: RE-RNP
 OVERLAY(S)? NONE PLANNED LAND USE: RMP
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 200 SIGN? Y/N
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: VALENTIN LOAIZA - RODRIGUEZ
 ADDRESS: 1701 LINN LN
 CITY: LV STATE: NV ZIP: 89156
 TELEPHONE: 702-875-1126 CELL: SAME
 E-MAIL: N/A

APPLICANT

NAME: VALENTIN LOAIZA - RODRIGUEZ
 ADDRESS: 1701 LINN LN
 CITY: LV STATE: NV ZIP: 89156
 TELEPHONE: 702-875-1126 CELL: SAME
 E-MAIL: N/A REF CONTACT ID #: _____

CORRESPONDENT

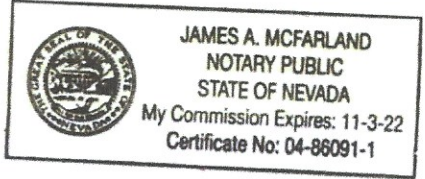
NAME: SAME AS ABOVE
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 146-21-810-046
 PROPERTY ADDRESS and/or CROSS STREETS: LINN LN & OWENS AVE.
 PROJECT DESCRIPTION: 1,792 SQ FT FREE STANDING CASITA

(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.

Valentin Loaiza N Valentin Loaiza N
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8/26/19 (DATE)
 By Valentin Loaiza - Rodriguez
 NOTARY PUBLIC: James A. McFarland



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

October 2, 2019

UC-19-0780

Valentin Rodriguez
1701 Linn Lane,
Las Vegas, NV 89156
702-875-1126

Justification Letter

To Whom It May Concern:

This letter is to request approval of a Special Use Permit for the proposed 1,792 square foot free standing casita. The maximum square footage for a casita is 1,500 square feet per Table 30.44-1. The purpose of the proposed casita is for my immediate family to utilize and the proposed casita will not be used for rental purposes. Additionally, the proposed casita is architecturally compatible to the existing single family residence as well as any other agricultural or accessory structures on the property. We greatly appreciate your time on this request.

Thank you!

Valentin Rodriguez

DAY CARE
(TITLE 30)

WALNUT RD/NEW YORK AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0821-SOUTH WALNUT ROAD TRUST:

USE PERMIT for a proposed day care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping, **2)** parking lot landscaping; **3)** alternative fencing; **4)** reduce sidewalk width adjacent to a building; **5)** modified trash enclosures; and **6)** access a local street.

DESIGN REVIEWS for the following: **1)** day care facility; **2)** playground area; and **3)** existing parking and landscaping on 0.4 acres in an R-1 (Single-Family Residential) Zone.

Generally located on the east side of Walnut Road and the south side of New York Avenue within Sunrise Manor. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:
161-06-711-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping width to 3 feet with a total of 6 small trees along Walnut Road and New York Avenue where landscaping is required per Figure 30.64-13.
- b. Eliminate the street landscaping along Chicago Avenue where landscaping is required per Figure 30.64-13 (a 100% reduction).
2. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14 (a 100% reduction).
3. Allow a non-decorative fence in the front and side yard setbacks (chain-link) where a 3 foot maximum high decorative fence is permitted per Section 30.64.020.
4. Allow a 4 foot wide sidewalk to separate the building from a parking aisle or space where a minimum 5 foot wide sidewalk or a minimum 7 foot wide buffer is required per Section 30.60.050 (a 20% reduction).
5. a. Waive the requirement for a concrete pad in conjunction with a trash enclosure where a concrete pad is required per Section 30.56.120.
- b. Reduce the setback to zero feet where a 50 foot setback from residential development is required for a trash enclosure per Section 30.56.120 (a 100% reduction).
6. Allow access to a local street where access from a collector or arterial street is required per Table 30.44-1.

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1934 S. Walnut Road
- Site Acreage: 0.4
- Project Type: Day care
- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 3,732
- Parking Required/Provided: 8/8

Site Plan

The site plan depicts an existing 3,732 square foot stucco and wood frame building on 0.4 acres with 1 point of ingress from Walnut Road and 2 points of egress, 1 exiting onto Walnut Road and another exiting onto New York Avenue. The site was used as a day care from the 1970's until 2016. The plan shows 4 on-site parking spaces, in addition, the applicant is proposing to utilize Section 30.60.020 (I) to include 4 on street parking spaces. New York Avenue, Walnut Road, and Chicago Avenue all have on street parking available. The property is adjacent to single family residential on the north, east, and south, and Walter Long Elementary school to the west. The property has a low decorative wall at the northeast corner stepping up to a 6 foot block wall along the east property line. The existing trash enclosure is adjacent to the east property line facing New York Avenue.

Landscaping

The property has a limited area of existing grass and a few trees. The planter strips adjacent to the sidewalks are approximately 5 feet wide and the playground field is located behind the existing chain-link fence on Chicago Avenue. The applicant has provided a plan showing 6 small trees along Walnut Road and 13 shrubs along Walnut Road and New York Avenue in those areas available for planting. Planter boxes adjacent to the building will hold annual/perennial flowers and plants.

Elevations

The elevations show a 1980 stucco and frame building with entrances on each side of the building and metal frame windows. The playgrounds are enclosed by existing chain-link fences to control access by the children and employees.

Floor Plans

The floor plans show 5 classrooms, 6 bathrooms, kitchen, lobby, and office space in the 3,732 square foot building. For purposes of calculating required parking, 3,043 square feet of the floor area is dedicated to classrooms and office space.

Signage

Signage is not a part of this application.

Applicant's Justification

The proposed day care facility will serve families with children between 6 weeks and 12 years of age, Monday through Friday from 6:00 a.m. to 7:00 p.m. The facility was previously approved for serving up to 75 children. The site was approved as a day care facility by UC-022-78 until closing in 2016. Students from the elementary school to the west will attend this facility. Access to the property is from Walnut Road on a one-way drive that exits back onto Walnut Road or New York Avenue. This one way circulation is intended to make the site safer and easier to access. All adjacent streets allow for on-street parking and will be useful for site access. The playground consists of 2 play areas for 3 to 12 year olds and toddlers. Appropriate shade covers will be installed as soon as approved by child care licensing. The play areas are controlled with chain-link fencing and will have wood chips, and artificial grass groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-022-78	Day Care	Approved By BCC	March 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Suburban	R-1	Single family residential
West	Schools, Churches, Public Facilities	P-F	Public elementary school

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed day care facility operated until 2016 under nearly the same physical conditions and the proposed day care facility will not result in substantial or undue adverse effects to the surrounding neighborhood. The property is currently served by adequate public facilities and services and will not impose an undue burden on the surrounding area. This neighborhood appears to be greatly underserved for commercial day care with the next nearest similar facility located over a mile to the east. Access to adequate child care is critical for residential neighborhoods like this.

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.

Staff has no objection to the proposed waivers of development standards on this property, when considering the alternative will require a complete redesign of the site and potentially make it unusable as a commercial day care facility.

The proposed design for access, parking, and landscaping will not adversely impact the surrounding neighborhood when considering a potential limited need for parking during temporary pick-up and drop-off, controlled access through a one-way drive, and added landscape improvements. The use existed for many years on the property without conflicts with the school traffic abutting the site. Landscaping on this existing property is limited due to the applicant complying with Section 30.64.030 for sight visibility purposes.

Design Reviews

The location of the play area is the only viable space available on the property. Having a chain-link fence does provide community policing of activities in the playground area and allows for law enforcement to view the property from the right-of-way.

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

- 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: CHILDREN'S LEARN AND PLAY

CONTACT: CYNTHIA DUFFY, P.O. BOX 92796, HENDERSON, NV 89009

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: <u>10-17-2019</u> PLANNER ASSIGNED: <u>BBR</u> ACCEPTED BY: <u>BBR</u> FEE: <u>#1825</u> CHECK #: <u>101</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y)N</u> TRAILS? Y <u>(N)</u> PFNA? Y <u>(N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0821</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>11-14</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>12-3</u> <u>7p.m.</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>South Walnut Road Trust</u> ADDRESS: <u>900 Las Vegas Blvd S #810</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-642-4235</u> CELL: _____ E-MAIL: <u>702Michael@702Michael.com</u>	
APPLICANT	NAME: <u>Children's Learn and Play</u> ADDRESS: <u>1934 S. Walnut Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: _____ CELL: <u>702-232-7100</u> E-MAIL: <u>buynvegas@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Cynthia Duffy</u> ADDRESS: <u>PO BOX 92796</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89009</u> TELEPHONE: <u>702-232-7100</u> CELL: _____ E-MAIL: <u>buynvegas@gmail.com</u> REF CONTACT ID #: _____	

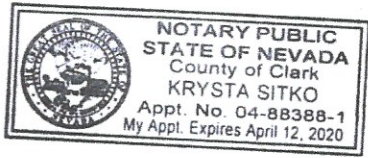
ASSESSOR'S PARCEL NUMBER(S): 161-06-711-019
 PROPERTY ADDRESS and/or CROSS STREETS: 1934 S. Walnut Road
 PROJECT DESCRIPTION: Childcare Center

(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)
Iyad (Eddie) Haddad, Trustee

STATE OF NV
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON SEP. 25, 2019 (DATE)
 By Iyad Haddad
 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.

Children's Learn and Play

1934 S. Walnut Road
Las Vegas, NV 89104
702-232-7100

October 10, 2019

To: Clark County Comprehensive Planning Department
500 Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

Re: CYNTHIA DUFFY-UC/WS/DR RCI #196538
APN: 161-067-11-019
Applicant: Children's Learn and Play
Location: 1934 S. Walnut Road
Las Vegas, NV 89104

UC-19-0821
**PLANNER
COPY**

To Whom it May Concern:

Children's Learn and Play, a Learning Center for Children, is hereby applying for a Special Use Permit, Waiver of Development Standards and Design Review pursuant to Title 30.

Proposed Use

A Children's Learning Center serving families with Children ages 6 weeks to 12 years old, previously licensed for 75 children. The Center will be open Monday - Friday 6:00am- 7:00pm.

History

The subject site had an approved Special Use permit (UC-22-78) which allowed for a Child Care Facility to operate on the premises. This permit expired in 2017, as the Child Care Facility closed in 2016. Prior to the expiration of said Special Use permit, the subject site was continuously used as a Child Care Facility for many years. The property went through a foreclosure in 2017, and the building has been vacant for almost four years.

Project Description

The site consists of an existing 3,762 square foot one story building located on a .42 acre parcel which corners E. New York Ave to the North and E. Chicago Ave to the South.

The building is centrally located on the site with parking situated to the north of the subject building, and to the south of the subject building is the existing playground area.

The one story building offers five (5) large classrooms, each with its own bathroom and emergency exit, as well as a kitchen/break room and office area.

The parking area consists of seven (7) parking stalls which provides parking for the proposed use. Access to the site is via the S. Walnut Road ingress driveway which creates the "drop-off driveway" and exiting back onto S. Walnut Road through the use of the egress driveway. One driveway onto E. New York Ave is also an egress driveway.

Pursuant to Title 30.60.020 I:

Except for single and two-family residences, on-street parking on private streets may be counted toward required parking for the development. Where parking spaces are available on a local public street (where allowed) adjacent to the use, 50% of the on-street parking spaces along the street frontage may be counted toward the parking requirement for the development.

The subject site has two (2) street parking spaces to the north on E. New York Ave., three (3) street parking spaces to the south on E. Chicago Ave., and one (1) space directly in front of the subject site on S. Walnut Road.

Parking Analysis

Pursuant to Title 30.60-1 Schedule of Parking Requirements for a Child Care or Day Care is one (1) parking space for 400 sq. ft. of classroom and office area. The subject site has 3,043 square feet of classroom and office area and seven (7) parking stalls and six (6) on street parking spaces. Total spaces meet the parking standard for the subject site.

Waiver of Development Standards

A waiver is hereby requested for the following:

Landscaping: It is hereby requested that a landscaping waiver be granted. As previously mentioned, the subject site suffered a foreclosure and subsequently lost all of the mature landscaping it once had. As part of a design feature of the building, there are 2 large planters built into the front of the building. (see photos provided) These planters shall be filled with seasonal flowers on a year-round basis and shall add to the curb appeal of the property. The curbside planting areas are very narrow, and if it was required to bring up to the standard, the subject site would lose the needed parking it already has. These areas currently have decorative rock, and the areas that are sparse shall be topped off with matching rock along with decorative rock being added to the areas along the walkway beside the building planters. It is proposed to install five (5) drought tolerant trees, Chilean Mesquite trees (3-5 gallons), and lantana type (1-3 gallon) low growth bushes spaced approximately three feet apart to add more greenery and color in the area.

The playground area is secured with a chain link fence with privacy screening along most of the perimeter and a block wall that secures half of the E. Chicago Ave perimeter of the playground. The playground consists of two play areas, the 3-12 play area and the toddler play area. Both areas shall be fitted with the appropriate shade structures as required by Child Care Licensing. The 3-12 playground shall have engineered wood chips which will fill in the whole area. The toddler play

UC-19-0821
PLANNER
COPY

area shall have artificial grass installed to optimize the play area. Along the east wall, planter boxes shall be installed in order to accommodate the Pre-K gardening study, which will allow the children to learn about gardening and joys of planting and growing plants from seed. The other areas along the east wall will have chat (crushed rock) installed.

Driveways: A waiver is hereby requested for the three (3) driveways to allow modified driveway design standards.

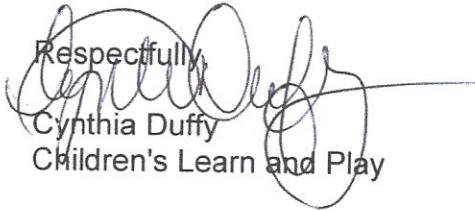
Justification

The re-opening of the subject site, with the proposed use of a Child Care Center, is very necessary for this community. Having a vacant building in this residential community only attracts nuisances as proven by the Code Enforcement violations following the closure of the previously operating Child Care Center. Violations of illegal dumping onto the property, graffiti, homeless occupying and leaving shopping carts in the parking lot, and overgrown weeds. The subject site is also a neighbor to the Walter V. Long Elementary School, which is located across the street. The proposed use will offer a convenience to working parents that need care for their School-aged Children that attend the school. The subject site has been operating as a Child Care Center for many years prior to its closure in 2016 and has not caused any noted adverse affects to this community while in operation.

It is respectfully requested that the Special Use Permit application be approved for the proposed use because it is beneficial to the community to have a Child Care Center re-opened as this has been the use of this site for many years.

Thank You.

Respectfully,


Cynthia Duffy
Children's Learn and Play

uc-19-0821

PLANNER
COPY

12/03/19 PC AGENDA SHEET

AUTOMOBILE PAINT/ REPAIR/SALES
(TITLE 30)

LAMB BLVD/CHEYENNE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0826-4450 CHEYENNE, LLC:

USE PERMIT for the following: 1) vehicle paint and body; 2) vehicle repair; and 3) vehicle sales on 1.2 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-2) Zone.

Generally located 600 feet east of Lamb Boulevard and 150 feet north of Cheyenne Avenue within Sunrise Manor. MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-08-401-012

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4450 E. Cheyenne Avenue
- Site Acreage: 1.2
- Project Type: Automobile paint, body, repair, and sales
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 10,000
- Parking Required/Provided: 55/60

Site Plan

The building is located in the approximate center of the parcel. Access to the site is from a private cul-de-sac roadway located along the east side of the parcel extending north from Cheyenne Avenue. Another building and lot are located between this property and Cheyenne Avenue. Parking for the business will be located to the north and south of the building.

Landscaping

No additional landscaping is proposed or required for this application.

Elevations

The building is 1 story, approximately 24 feet in height with a flat roof behind a parapet wall and a stucco exterior. There are 2 store front entrances centered in the south building elevation and 4 roll-up doors on the north building elevation.

Floor Plans

The building was originally constructed as a warehouse building and has an area of 10,000 square feet with offices and restrooms located in the center of the building. A spray booth will be located in the building. The remainder of the building will be used for automobile body, repair, sales, and the storage of parts and equipment.

Signage

Signage is not a part of this application.

Applicant's Justification

The request is to allow an existing vacant building to be used as an automobile paint, body, repair, and sales shop. The applicant indicates they are moving from 2550 N. Nellis Boulevard (also in the APZ-2 Zone); therefore, the business will be compatible with the APZ-2 zone. The automobile repair and sales will be open to the public. The body shop will serve commercial accounts only, and is not open to the public.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0028-12	Automobile paint and body shop - expired	Approved by PC	March 2012
UC-1269-01	Automobile sales lot in conjunction with an automobile repair shop, increased the number of cars allowed for sale - expired	Approved by PC	November 2001
UC-1644-99	Automobile repair facility - expired	Approved by PC	December 1999
UC-2188-97	Office warehouse building	Approved by PC	January 1998
ZC-197-89	Reclassified 20 acres, which included this site, to M-D and M-1 zoning	Approved by BCC	August 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse building
South	Industrial	M-1	Adult use
East	Industrial	M-1	Distribution facility
West	Industrial	M-D	Undeveloped

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. Automobile paint, body, repair, and sales will be harmonious with the surrounding land uses and shall not result in adverse impacts to adjacent industrial and manufacturing properties. This property is adequately served by public facilities and a private access driveway, 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

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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: EAGLE AUTO BODY

CONTACT: JOSE GARAVITO, 6600 WEST HAMMER LANE, LAS VEGAS, NV 89130

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)
- ^{APZ 2} USE PERMIT (UC)
VEHICLE BODY/AUTO SALES
- VARIANCE (VC) APZ-2
- 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: 10-17-2019 APP. NUMBER: UC-19-0826
 PLANNER ASSIGNED: BBB TAB/CAC: Sunrise Manor
 ACCEPTED BY: BBB TAB/CAC MTG DATE: 11-14 TIME: 6:30pm
 FEE: \$675 PC MEETING DATE: 12-3 7pm
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: MK ZONE / AE / RNP: M-1 AE-75
 OVERLAY(S)? _____ PLANNED LAND USE: IND
 PUBLIC HEARING? YDN NOTIFICATION RADIUS: 500 SIGN? Y(N)
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: 4450 CHEYENNE LLC
 ADDRESS: 330 N. BRAND BLVD. #110
 CITY: GLENDALE STATE: CA ZIP: 91203
 TELEPHONE: 818-209-9090 CELL: 818-209-9090
 E-MAIL: djanbatian@gmail.com

APPLICANT

NAME: EAGLE AUTO BODY
 ADDRESS: 4450 E CHEYENNE AV
 CITY: LAS VEGAS STATE: NV ZIP: 89115
 TELEPHONE: _____ CELL: 702 296 7675
 E-MAIL: JGARAT8@GMAIL.COM REF CONTACT ID #: _____

CORRESPONDENT

NAME: JOSE GARAYTO
 ADDRESS: 6600 W HAMMER LN
 CITY: LAS VEGAS STATE: NV ZIP: 89130
 TELEPHONE: _____ CELL: 702 296 7675
 E-MAIL: JGARAT8@GMAIL.COM REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 140-08-401-012
 PROPERTY ADDRESS and/or CROSS STREETS: 4450 E CHEYENNE AV LV NV 89115
 PROJECT DESCRIPTION: EAGLE AUTO

(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) MOSES DJANBATIAN
 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON October 14, 2019 (DATE)
 By Moses Djanbatian
 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.



2550 N. Nellis Blvd
Suite A
Las Vegas NV 89115

Phone 702-643-5696
Fax 855-319-3208

October 07, 2019

Department Of:
Comprehensive Planning
Current Planning

Re: Special Use Permit

This letter is to notify you that we are moving from 2550 N. Nellis Blvd, which is an APZ-2 Zone, to 4450 E Cheyenne Ave because we are producing and growing faster than what our current shop can keep up with. We have more than 18 years experience in this business

This new location is intended for an Auto Body Shop and Used Auto Sales in the APZ-2 Zone, We do not deal with the public with regard to the Body Shop, rather we only do business with commercial accounts.

If you have any other questions, feel free to call 702-296-7675.

Thank you in advance for your attention.

Adriana Garavito

UC-19-0826

**PLANNER
COPY**

**AUTOMOBILE PAINT AND BODY SHOP
LAMB BLVD / CHEYENNE**

USE PERMIT For an automobile paint and body shop within and existing office warehouse building on 1.2 acres in a M-1 (Light Manufacturing) (APZ-2) Zone.

Generally located 600 feet east of Lamb and 150 Feet north of Cheyenne Avenue within Sunrise Manor.

APN:
140-08-401-012

LAND USE PLAN:
Sunrise Manor - Industrial

BACKGROUND :

Project Description

General Summary

- Site Acreage: 1.2
- Project Type: Automobile paint and body shop
- Number of Stories: 1
- Building Height: 24 feet
- Square Feet: 10,000
- Parking Required/Provided: 55/60

UC-19-0826

**PLANNER
COPY**

Site Plan

The building is located in the approximate center of the parcel. Access to the site is from a private cul-de-sac located along the east side of the parcel. Parking for the business is located to the north and south of the building.

Landscaping

No additional landscaping is proposed or required for this application.

Elevations

The building is one story, approximately 24 feet in height with a flat roof behind a parapet wall and stucco exterior. There are 2 store front entrances on the south building elevation and 4 roll-up doors located on the north building elevation.

Floor Plans

The building was originally a warehouse building and has an area of 10,000 square feet. Offices and restrooms are located in the center of the building. The remainder of the building is used for automobile body repair and storage of parts and equipment.

UC-19-0826

**PLANNER
COPY**

Signage

Signage is not a part of this request.

Application Justification

The applicant states that the request is to allow an existing vacant building to be used as an automobile body shop and used car sales. The applicant has over 18 years of experience in running and operating a successful auto body shop here in Las Vegas. The business predominantly deals with commercial accounts not with the public and operates with 4 employees; therefore it is compatible with the APZ-2 Zone.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0028-12	Automobile Paint and body shop	Approved by PC	03/06/2012
UC-1269-01	Automobile sales lot in conjunction with an automobile repair shop	Approved By PC	November 2001
UC-1644-99	Automobile Repair Facility - Expired	Approved By PC	December 1999
UC-2188-97	Office warehouse building	Approved By PC	January 1998
ZC-197-89	Reclassification 20 acres, which included this site to M-D and M-1 zoning	Approved By PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Used
North	Industrial	M-1	Warehouse building
South	Industrial	M-1	Adult use
East	Industrial	M-1	Distribution facility
West	Industrial	M-D	Undeveloped parcel

Analysis

Current Planning

This application is required because the site is located in the APZ-2 zone of the Nellis Air Force Base Airport Environs Overlay District. The Airport Environs Overlay Districts were established to provide a range of uses compatible with airport accident hazard and noise exposure; and prohibit the development of incompatible uses that would be detrimental to the health, safety and welfare of people and property within these accident hazard and noise exposure area. The building is a large structure of 10,000 square feet; however, the proposal is for an automobile body shop and car sales which requires large work spaces but few employees are needed to do the work. This site had been previously used as an automobile repair facility which is an equal or more intense use than a body shop.

UC-19-0826

**PLANNER
COPY**

12/03/19 PC AGENDA SHEET

REDUCE REAR SETBACK
(TITLE 30)

PALM ST/OLIVE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0797-HAREL TAL:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for single family residential lots on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Palm Street, 275 feet north of Olive Street within Sunrise Manor. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:

161-06-110-157; 161-06-110-158

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 5 feet where 15 feet is required per Table 30.40-1 (a 66.6% reduction).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N 19 Laurel Avenue (east parcel)/N/A (west parcel)
- Site Acreage: 0.2 (combined)
- Number of Units: 2
- Density (du/ac): 7.5
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 24 feet 9 inches
- Square Feet: 2,933

Site Plan

The plan depicts a recorded minor subdivision that consists of 2 lots. The west parcel fronts onto Palm Street which is a collector street (80 foot wide) and the east parcel fronts onto Laurel Avenue. Each lot will have a residence that is set back 20 feet from the front property line, 5 feet from the side property lines, and 5 feet from the rear property lines. The 2 proposed residences will share the rear property line.

Elevations

The plans depict a two story single family residence with an overall height of 24 feet 9 inches, on each lot. Exterior materials include painted stucco on the first level with painted metal siding on the second level and painted metal roofing on a "shed" style roof.

Floor Plans

The 2,933 square foot residence includes 689 square feet of living area (entry area, bedroom, bathroom, and laundry room) and 814 square foot garage space on the first level, with 1,430 square feet of living area on the second level which includes the kitchen, living room, 2 bedrooms, and bathroom.

Applicant's Justification

The applicant indicates that the required setbacks leave 25 feet for building depth, which would not allow enough room for a family style residence, and that the requested rear setback allows the development to maximize the lot area. Additionally, the applicant indicates the new proposed style and structures are compatible with and will help improve the existing neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0758	Waived connection to the public water service requirement in conjunction with a minor subdivision map	Approved by PC	November 2018
WS-18-0197	Waived drainage study and full off-site improvements in conjunction with a minor subdivision map	Approved by BCC	May 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac)	R-4	Multiple family residential
South & East	Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family residential
West	Residential High (8 du/ac to 18 du/ac)	C-P	Office complex

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.

While staff recognizes that this property is an in-fill development as encouraged by Urban Specific Policy 2 of the Comprehensive Master Plan, which supports maximizing the use of in-fill in the urban areas, the request is a self-imposed hardship due to the size of the residences proposed for the lots. The residences as proposed do not provide for rear yard usage, such as a patio component that would promote the enjoyment of the area. The existing residences in the area provide substantial rear or side yard areas, including the multi-family development to the north which provides a courtyard area between buildings for the quiet enjoyment by the residents; therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that APN 161-06-110-157 shall include a circular driveway design or on-site turnaround to preclude the backing of vehicles onto the collector street (Palm Street); a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAL HAREL

CONTACT: TAL HAREL, 7775 PLACID ST, LAS VEGAS, NV 89123

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>10/7/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$475</u> CHECK #: <u>3230</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u> </u>	APP. NUMBER: <u>WS-19-0797</u> TAB/CAC: <u>SUNRISEMANOR</u> TAB/CAC MTG DATE: <u>11/14/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>12/3/19</u> BCC MEETING DATE: <u> </u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>SM RM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> LETTER DUE DATE: <u> </u> COMMENCE/COMPLETE: <u> </u>
	PROPERTY OWNER	NAME: <u>TAL HAREL</u> ADDRESS: <u>7775 PLACIDO ST</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702 290-2102</u> CELL: <u>702 290-2102</u> E-MAIL: <u>harelplumbing@gmail.com</u>	
	APPLICANT	NAME: <u>TAL HAREL</u> ADDRESS: <u>7775 PLACIDO ST</u> CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702 290-2102</u> CELL: <u>702 290-2102</u> E-MAIL: <u> </u> REF CONTACT ID #: <u> </u>	
	CORRESPONDENT	NAME: <u>SAME AS APPLICANT</u> ADDRESS: <u> </u> CITY: <u> </u> STATE: <u> </u> ZIP: <u> </u> TELEPHONE: <u> </u> CELL: <u> </u> E-MAIL: <u> </u> REF CONTACT ID #: <u> </u>	

ASSESSOR'S PARCEL NUMBER(S): 161-06-110-158 & 157

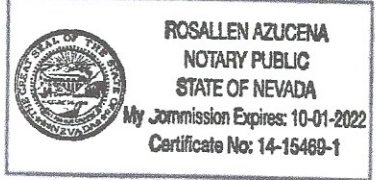
PROPERTY ADDRESS and/or CROSS STREETS: 1119 LAUNCE AVE

PROJECT DESCRIPTION: SFR - REQUEST 5FOOT SETBACK

(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.

TAL HAREL
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Oct. 02, 2019 (DATE)
Tal Harel
 TARY
 JBLIC:



*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.

Tal Harel
7775 Placid St.
Las Vegas, NV 89123
702-290-2122

APN-161-06-110-125 157 & 158

ZONING CLASSIFICATION: Medium Density Residential R-2
PLANNED LANDUSE: RM- Residence Medium

10/02/2019

I am submitting the proposed waiver for (5-foot Set Back where 15 feet is required) for my property #25. I am asking the board to consider this waiver for several reasons. I am trying to develop this parcel and build New Single-Family Residence for affordable housing.

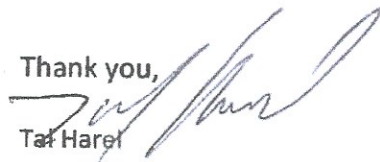
My justifications are as follows:

- My lot's 60 feet by 50 feet
- With 20 ft in the front and the 15ft required in the rear it only leaves me with 25 feet to develop
- I am trying to maximize the lot by complying with the standards but can't build a house to accommodate a family
- The rear set back abuts to *BOTH PARCELS* and thus created no undue burden on any neighboring residence
- The proposed style and structure of the NEW SFR is in step with existing neighborhood
- The proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement

As a resident of Las Vegas and Clark County since 1990, I have seen this town grow and it is continuing to grow at a very fast pace and housing is a problem. I am working with residence and local leaders to try and supply affordable housing. I need the staff and the Commissioners approval to be able to accomplish these goals. I feel we can all come together in support.

Thank you,

Tal Harel



12/04/19 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BETTY LN/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0827-PJA, LLC:

VACATE AND ABANDON a portion of a right-of-way being an "Unnamed" street located between Betty Lane and Bledsoe Lane within Sunrise Manor (description on file). MK/lm/jd
(For possible action)

RELATED INFORMATION:

APN:
140-16-301-017

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a 30 foot wide right-of-way being a portion of an "Unnamed" street, located between Betty Lane and Bledsoe Lane. The applicant indicates the alignment is not needed for access to the surrounding parcels and is not improved.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0251-08	Reclassified 2.4 acres from R-E to M-1 zoning for future industrial development	Approved by BCC	May 2006
ZC-018-70	Reclassified 2.4 acres from M-D to R-E for a kennel and residence	Approved by BCC	April 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse with outside storage
South & East	Industrial	M-2	Outside storage
West	Industrial	M-1 & M-D	Outside storage

Related Applications

Application Number	Request
WS-19-0825	A request for waivers of development standards with design review is a companion item on this agenda.
WC-19-400141 (ZC-0251-08)	A waiver of conditions of a zone change 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 that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PJA, LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE,
SUITE 140-C, LAS VEGAS, NV 89130

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>10/17/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>875</u> CHECK #: <u>1070</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0827</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC DATE: <u>11/19/19</u> TIME: <u>6:30p</u> PC MEETING DATE: _____ BCC MTG DATE: <u>12/4/2019</u> ZONE / AE / RNP: <u>M-1 (RE-70/AP21)</u> PLANNED LAND USE: <u>SM-IND</u>
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PROPERTY OWNER	NAME: <u>PJA LLC</u> ADDRESS: <u>1209 Windy Ferrell Ave</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: <u>702-491-6143</u> CELL: <u>702-491-6143</u> E-MAIL: <u>polo_lerma@yahoo.com</u>
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APPLICANT	NAME: <u>As above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Balova Engineering</u> ADDRESS: <u>7495 West Azure Lane, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: <u>125935</u>
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ASSESSOR'S PARCEL NUMBER(S): 140-16-301-017

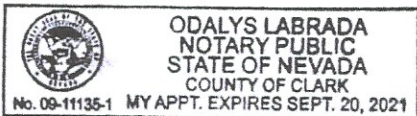
PROPERTY ADDRESS and/or CROSS STREETS: 2760 Betty Lane

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.

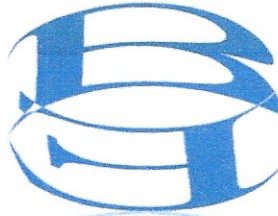
Apolonio Lerma Pineda
 Property Owner (Signature)*

APOLONIO LERMA PINEDA - manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/19/19 (DATE)
 By Apolonio Lerma Pineda
 NOTARY PUBLIC: Odalys Labrada



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



October 16, 2019

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

V5-19-0827

Re: RIGHT-OF-WAY VACATION
APN 140-16-301-017

The purpose of this letter is to request a Design Review and a Waiver of Development Standards on behalf of the owner, for a proposed Storage Yard, located on a 2.19-acre parcel on Betty Lane, south of Alto Avenue within Sunrise Manor, Assessor's Parcel Number 140-16-301-017.

The parcel's current zoning M-1 (Light Manufacturing), was established by ZC-025-08. The parcel is also located in an AE-75 and APZ-1 Overlay District and it is designated as Industrial in the land use master plan. The site is surrounded by an M-1 zoned properties to the north, east and south and an M-D zoned property to the west.

We are requesting the following:

VACATE 30-FOOT PUBLIC RIGHT-OF-WAY

We would like to vacate the existing 30-foot right-of-way along the parcel's north property line, unnamed alignment. The South 30-foot and the public right-of-way has been previously vacated. The existing public right-of-way is not necessary for access for any of the surrounding parcels. The subject property will be used for a storage yard.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

**PLANNER
COPY**

12/04/19 BCC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

BETTY LN/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400141 (ZC-0251-08)-PJA, LLC:

WAIVERS OF CONDITIONS of a zone change requiring: 1) construct full off-sites; and 2) drainage study and compliance in conjunction with an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone.

Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/lm/jd (For possible action)

RELATED INFORMATION:

APN:

140-16-301-017

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2670 Betty Lane
- Site Acreage: 2.1
- Project Type: Outside storage
- Parking Required/Provided: 8/9

Site Plan & History

The previously approved application (ZC-0251-08) requested a reclassification of the property to an M-1 zoning district without plans and required a design review as a public hearing for future plans.

The current plans for WS-19-0825 depict a proposed partially paved outside storage yard. Access to the site is from two gated entrances along Betty Lane which is partially paved with no other off-sites in place. Paved parking will be provided along the west property line along with required bicycle parking spaces. At the northeast corner of the site there is an unpaved area, that will be utilized for tracked equipment parking.

Landscaping & Screening

The plans depict 10 foot wide landscape buffer along Betty Lane with an 8 foot high decorative block wall, and an 8 foot high metal panel fence along the north and east property lines. The plans depict a xeriscape design with no live plants. There is an existing 8 foot high metal panel fence along the south property line. There are 2 access gates along Betty Lane which are set back 25 feet and will remain open during business hours.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0251-08:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- No structures to be constructed above 126 feet in height in compliance with Nellis Air Force Base requirements;
- Design review as a public hearing for future plans;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- All applicable standard conditions for this application type.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit.

Civil Engineering

- Construct full off-sites;
- Drainage study and compliance.

Applicant's Justification

The applicant indicates that there are no full off-sites (curb, gutter, sidewalk, street lights) along Betty Lane between Carey Avenue and Cheyenne Avenue, except for curb and gutter, adjacent to the Nellis Air Force Base Water Treatment Plant entrance and not along the street frontage. There will be no changes to the on-site grading so the drainage patterns will remain unchanged.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0251-08	Reclassified 2.4 acres from R-E to M-1 zoning for future industrial development	Approved by BCC	May 2006
ZC-018-70	Reclassified 2.4 acres from M-D to R-E for a kennel and residence	Approved by BCC	April 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse with outside storage
South & East	Industrial	M-2	Outside storage
West	Industrial	M-1 & M-D	Outside storage

Related Applications

Application Number	Request
WS-19-0825	A request for waivers of development standards with design review is a companion item on this agenda.
VS-19-0827	A vacation and abandonment of a portion of a right-of-way 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

Waiver of Conditions #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support the Waiver of Conditions for full off-site improvements.

Waiver of Conditions #2

Staff cannot support the drainage study being deferred as it is important to ensure that storm water drains and that the lot is not completely encumbered with drainage easements and therefore, undevelopable.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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 comment.

Public Works - Development Review

- Drainage study shall be required with future development;
- Full off-site improvements shall be required with future development.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PJA, LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE LANE, LAS VEGAS, NV 89130

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)
 - 7C-0251-08
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - _____
(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 10/17/2019 APP. NUMBER: WC-19-470141
 PLANNER ASSIGNED: LWN TAB/CAC: SUNRISE MANOR
 ACCEPTED BY: LWN TAB/CAC MTG DATE: 11/14/19 TIME: 6:30p
 FEE: \$650 PC MEETING DATE: _____
 CHECK #: Shard 1070 BCC MEETING DATE: 12/4/2019
 COMMISSIONER: MK ZONE / AE / RNP: M-1 (AE-70/AP21)
 OVERLAY(S)? N/A PLANNED LAND USE: SUNND
 PUBLIC HEARING? Y / N NOTIFICATION RADIUS: 1000 SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: PJA LLC
 ADDRESS: 1209 WINDY FERRELL AVE
 CITY: NORTH LAS VEGAS STATE: NV ZIP: 89081
 TELEPHONE: 702-491-6143 CELL: 702-491-6143
 E-MAIL: polo_lerma@yahoo.com (note the underscore)

APPLICANT

NAME: As Above
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: BALOVA ENGINEERING PLLC.
 ADDRESS: 7495 WEST AZURE LANE
 CITY: LAS VEGAS STATE: NV ZIP: 89130
 TELEPHONE: 702-682-1706 CELL: 702-682-1706
 E-MAIL: petya@balovaengineering REF CONTACT ID #: 125935

ASSESSOR'S PARCEL NUMBER(S): 140-16-301-017
 PROPERTY ADDRESS and/or CROSS STREETS: 2760 Betty Lane
 PROJECT DESCRIPTION: Paved parking area for commercial vehicle use.

(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.

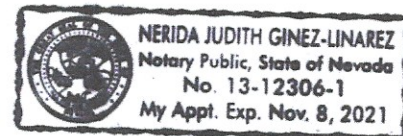
Apolonio Lerma Pineda
 Property Owner (Signature)*

Apolonio Lerma Pineda - manager
 Property Owner (Print)

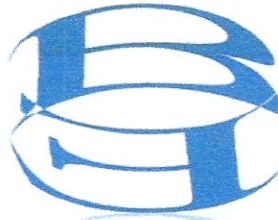
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09/03/2019 (DATE)
 By Apolonio Lerma Pineda

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.



October 15, 2019

WC-19-400461

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

**PLANNER
COPY**

Re: POLO'S OUTSIDE STORAGE YARD
APN 140-16-301-017

The purpose of this letter is to request a Design Review and a Waiver of Development Standards on behalf of the owner, for a proposed Storage Yard, located on a 2.19-acre parcel on Betty Lane, south of Alto Avenue within Sunrise Manor, Assessor's Parcel Number 140-16-301-017.

The parcel's current zoning M-1 (Light Manufacturing), was established by ZC-025-08. The parcel is also located in an AE-75 and APZ-1 Overlay District and it is designated as Industrial in the land use master plan. The site is surrounded by an M-1 zoned properties to the north, east and south and an M-D zoned property to the west.

We are requesting the following:

WAIVER OF CONDITIONS OF ZC-0251-08

- FULL OFF-SITE IMPROVEMENTS AND A DRAINAGE STUDY:

Currently the subject parcel is vacant and it is enclosed by a 8-foot high chainlink fence along the north, west and east property lines and a metal fence along the south property line to prevent illegal dumping. The proposed improvements consist of an 8-foot high decorative CMU block wall along the west property line to screen from public view, and an 8-foot high metal fence along the north and east property, and paved yard to be used for parking, maneuvering, and storage. There will be two access points as shown on the attached Site Plan. The entire yard will be paved except an area of 60'x75', which will be used for parking of tracked heavy construction equipment. Nine parking spaces are provided as required by Title 30.

As part of an industrial area with no existing full offsites along Betty Lane, we are requesting a waiver of the requirement for the subject property as well. Currently, Betty Lane is paved with no sidewalks, curb and gutters along the alignment of Betty Lane between Carey Avenue and Ceyenne Avenue. Curb and

gutter exists only at the NAFB Water Treatment Plant entrance, however not along the street frontage.

No structures are proposed at this time. An on-site grading plan and a fence permit application will be submitted for review and approval.

The facility owner estimates to begin operation upon approval of this application and the following applicable approvals and permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

12/04/19 BCC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

CARTIER AVE/LAMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-19-400142 (ZC-0867-01)-NVDD HOLDING RP 2, LLC:

WAIVER OF CONDITIONS of a zone change requiring a drainage study and compliance in conjunction with an outside storage yard on 2.0 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the south side of Cartier Avenue and the west side of Lamont Street within Sunrise Manor. MK/lm/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-802-002

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.0
- Project Type: Outside storage
- Parking Required/Provided: 9/9

Site Plan & History

The previously approved plans for ZC-0867-01 depicted a proposed office building with an outside manufacturing operation (wooden pallets). The property has since sold and is used for outside storage and of vehicles.

The current plans for WS-19-0829 depict a proposed outside storage yard. Access to the site is from a gated entrance along Cartier Avenue. The existing shed is to remain located along the south property line with any portion of the structure within the 10 foot setback to Lamont Street to be removed. Parking is provided along the north property line along with required bicycle parking spaces.

Landscaping

The plans depict a 6 foot wide landscape buffer along Lamont Street and Cartier Avenue with the existing metal panel fence to be replaced with an 8 foot high block wall. The existing block walls along the south and west property lines are to remain. An access gate along Cartier Avenue is set back 25 feet and will remain open during business hours.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0867-01:

Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; no gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time; drainage study and compliance; full off-sites; and all applicable standard conditions for this application type. Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit and more detailed cross section plans and details will be required for landscaping and screening requirements when building permits are submitted.

Applicant's Justification

The applicant indicates that a drainage study is not needed as off-site improvements, such as paving, curb, gutter, sidewalk, commercial driveway will be constructed and that there will be no changes to the on-site grading so the drainage patterns will remain unchanged.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0867-01	Reclassified 2.1 acres from M-D to M-1 zoning for an office building with outside manufacturing	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	M-1	Office warehouse & outside storage
South	Business and Design/Research Park	M-D	Mini-warehouse
East	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
WS-19-0829	A request for waivers of development standards with design review 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

Waiver of Condition

Staff cannot support the drainage study being deferred as it is important to ensure proper drainage for storm water and that the lot is not completely encumbered with drainage easements and therefore, undevelopable.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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 comment.

Public Works - Development Review

- Drainage study shall be required with future development.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NVDD HOLDING RP 2, LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE
SUITE 140-C, LAS VEGAS, NV 89130



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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>EC-0867-01</u> (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>10/17/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 650</u> CHECK #: <u>1709</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400/42</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>11/14/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/4/19</u> ZONE / AE / RNP: <u>M-1(AE 70/APZ-2)</u> PLANNED LAND USE: <u>SM-BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>NVDD Holding RP 2 LLC</u> ADDRESS: <u>1364 N Hollywood Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-336-5100</u> CELL: <u>702-336-5100</u> E-MAIL: <u>nmadrigal@lunasinc.com</u>	APPLICANT NAME: <u>As Above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>Petya Balova P.E.</u> ADDRESS: <u>7495 W. Azure Dr.</u> CITY: <u>Las Vegas,</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering</u> REF CONTACT ID #: <u>125935</u>

ASSESSOR'S PARCEL NUMBER(S): 140-17-802-002
 PROPERTY ADDRESS and/or CROSS STREETS: Lamont/Cartier
 PROJECT DESCRIPTION: Paved Parking for Commercial Vehicles

(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.

Manuel Madrigal
 Property Owner (Signature)*

Manuel Madrigal Manager
 Property Owner (Print)

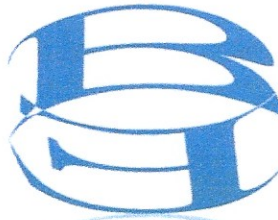
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2019 (DATE)

NOTARY PUBLIC: Sonia Cruells



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



October 10, 2019

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: LUNAS STORAGE YARD
APN 140-17-802-002

The purpose of this letter is to request a Waiver of Conditions on behalf of the owner, for a proposed Storage Yard, located on a 2.09-acre parcel at the southwest corner of Cartier Avenue and Lamont Street, Las Vegas, NV 89115, Assessor's Parcel Number 140-17-802-002.

The parcel's current zoning M-1 (Light Manufacturing), was established by ZC-0867-01. The parcel is located in an AE-70 and APZ-2 Overlay District and is surrounded by an M-1 zoned properties to the north and west and an M-D zoned properties to the east and to the south.

The parcel is fully paved. Currently it is enclosed by a metal fence along the north and east property lines and CMU block walls along the west and south property lines.

We are requesting the following:

WAIVER OF CONDITIONS OF ZC-0867-01: DRAINAGE STUDY

The proposed development consists of the following:

- Pave the unimproved portions of Cartier and Lamont
- Curb, gutter and sidewalk
- Commercial driveway
- 8-foot high decorative CMU block wall to replace the metal fence on the north and east side of the property

The proposed full offsites will match the existing improvements to the west on Cartier and to the South on Lamont. The proposed commercial driveway will be installed to replace the current approach at the same location. The yard is fully paved and no habitable structures will be constructed.

There will be no changes to the onsite grading so the drainage patterns will remain unchanged. The adjacent parcels are fully developed and the adjacent public streets are fully improved.

WC-19-400142

The facility owner estimates to begin operation upon approval of this application and the following applicable approvals and permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

12/04/19 BCC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

BETTY LN/ALTO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0825-PJA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive landscaping; 2) waive trash enclosure; 3) waive connection to public water and sewer; 4) waive a portion of on-site paving; and 5) reduce throat depth.

DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-1) Zone.

Generally located on the east side of Betty Lane, 700 feet south of Alto Avenue within Sunrise Manor. MK/lm /jd (For possible action)

RELATED INFORMATION:

APN:
140-16-301-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive required on-site landscaping adjacent to right-of-way (Betty Lane) where landscaping is required per Figure 30.64-13.
- b. Waive required parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Eliminate trash enclosure requirements per Section 30.56.120.
3. a. Permit no connection to public water service where required per Sections 30.52.040 and 30.52.100.
- b. Permit no connection to public sanitary sewer service per Sections 30.52.040 and 30.52.110.
4. Waive a portion of on-site paving for outside storage where all areas subject to vehicular traffic are required to be paved per Section 30.60.020.
5. Reduce throat depth for a commercial driveway to 5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).

LAND USE PLAN:
SUNRISE MANOR - INDUSTRIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2670 Betty Lane

- Site Acreage: 2.1
- Project Type: Outside storage
- Parking Required/Provided: 8/9

Site Plans & History

The previously approved application (ZC-0251-08) requested a reclassification of the property to an M-1 zoning district without plans and required a design review as a public hearing for future plans.

The plans depict a proposed partially paved outside storage yard. Access to the site is from 2 gated entrances along Betty Lane which is partially paved. Paved parking is provided along the west property line along with required bicycle parking spaces. At the northeast corner of the site there is a 4,500 square foot (60 feet by 75 feet) unpaved portion of the site for tracked equipment parking.

Landscaping & Screening

The plans depict 10 foot wide landscape buffer along Betty Lane with an 8 foot high decorative block wall, and an 8 foot high metal panel fence along the north and east property lines. The plans depict a xeriscape design with no live plants; however, providing crushed rock and large boulders. There is an existing 8 foot high metal panel fence along the south property line. There are 2 access gates along Betty Lane which are set back 25 feet and will remain open during business hours.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site will be used for storage of construction equipment and that the site will meet screening requirements. A letter from the Department of Air Quality has been provided to staff in support of the unpaved area. Additionally, the applicant indicates that the trash enclosures are not needed as there will be no residual waste generated on the site. The reduction in on-site landscaping within the parking area is not needed as the site is not open to the public and will be used for short periods of time, and that street landscaping is not needed at this time without municipal facilities in the area and the rock scape that is proposed will prevent parking along Betty Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0251-08	Reclassified 2.4 acres from R-E to M-1 zoning for future industrial development	Approved by BCC	May 2006
ZC-018-70	Reclassified 2.4 acres from M-D to R-E for a kennel and residence	Approved by BCC	April 1970

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse with outside storage
South & East	Industrial	M-2	Outside storage
West	Industrial	M-1 & M-D	Outside storage

Related Applications

Application Number	Request
WC-19-400141 (ZC-0251-08)	A waiver of conditions of a zone change is a companion item on this agenda.
VS-19-0827	A vacation and abandonment of a portion of a right-of-way 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

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 #1

Several developments have requested waivers of landscaping along Betty Lane, with several developments having been required to provide some type of landscaping along the street frontage closer to Cheyenne Avenue. The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The applicant has not provided additional trees along the perimeter of the project site to compensate for the elimination of the required interior parking lot landscaping and there are no unique circumstances related to the property, such as the shape, configuration, or topography of the site. Therefore, staff cannot support the request as it is a self-imposed hardship.

Waiver of Development Standards #2

Title 30 requires all development, except for single family residential development, shall provide interior or exterior enclosures for all refuse containers, compactors and refuse collection areas per the standard of the local trash service provider unless this provider certifies that refuse is not

generated at the site. The applicant states that there will be no residual waste generated on the site. Staff is concerned a lack of an enclosure will result in unsecured refuse. Therefore, staff cannot support this request.

Waivers of Development Standards #3

According to Title 30, water service shall be provided to all developments when the development is within 1,250 feet of a public water line. The project site is within the connection distance to municipal utility lines; therefore, staff does not support the waiver of development standards not to connect to a public water and sewer service.

Waiver of Development Standards #4

There are several existing developments in this area. Considering that the Board has approved similar paving waivers for other developments in this area, and the request is not for the entire parcel and the Department of Air Quality has agreed to allow it, staff does not object to this request. However, since the design review is recommended for denial, staff cannot support this request.

Design Review

Staff recognizes that improvements to the site and off-sites will enhance the area and is consistent with Urban Policy 100 of the Comprehensive Master Plan which encourages the location of industrial development to be compatible with existing land uses; however, approval of the design review is contingent upon approval of the waivers of development standards. Therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the reduction in the throat depth in that it is a self-imposed hardship.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Applicant is advised that if WC-19-400141 (ZC-0251-08) is denied, then a drainage study and full off-sites are required.

Building Department - Fire Prevention

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are two active septic permits on APN 140-16-301-017: to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PJA, LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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>10/17/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>1325</u> CHECK #: <u>shared 1070</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WSPR19-0825</u> TAB/CAC: <u>SUNRISE MAJOR</u> TAB/CAC MTG DATE: <u>11/14/2019</u> TIME: <u>6:30p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/4/2019</u> ZONE / AE / RNP: <u>M-1(AE-75/AP21)</u> PLANNED LAND USE: <u>SMIND</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>PJA LLC</u> ADDRESS: <u>1209 WINDY FERRELL AVE</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89081</u> TELEPHONE: <u>702-491-6143</u> CELL: <u>702-491-6143</u> E-MAIL: <u>polo_lerma@yahoo.com</u> (note the underscore)	
	APPLICANT	NAME: <u>As Above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>BALOVA ENGINEERING PLLC.</u> ADDRESS: <u>7495 WEST AZURE LANE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering</u> . REF CONTACT ID #: <u>125935</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-16-301-017
 PROPERTY ADDRESS and/or CROSS STREETS: 2760 Betty Lane
 PROJECT DESCRIPTION: Paved parking area for commercial vehicle use.

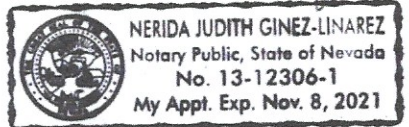
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Apolonio Lerma Pineda Apolonio Lerma Pineda - Manager
 Property Owner (Signature)* Property Owner (Print)

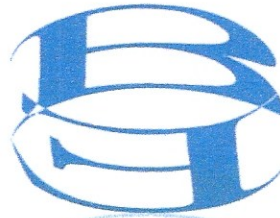
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09/03/2019 (DATE)
 By Apolonio Lerma Pineda

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.



WS-19-0825

October 15, 2019

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

**PLANNER
COPY**

Re: POLO'S OUTSIDE STORAGE YARD
APN 140-16-301-017

The purpose of this letter is to request a Design Review and a Waiver of Development Standards on behalf of the owner, for a proposed Storage Yard, located on a 2.19-acre parcel on Betty Lane, south of Alto Avenue within Sunrise Manor. Assessor's Parcel Number 140-16-301-017.

The parcel's current zoning M-1 (Light Manufacturing), was established by ZC-025-08. The parcel is also located in an AE-75 and APZ-1 Overlay District and it is designated as Industrial in the land use master plan. The site is surrounded by an M-1 zoned properties to the north, east and south and an M-D zoned property to the west.

We are requesting the following:

DESIGN REVIEW FOR OUTSIDE STORAGE IN M-1

The property will be used for parking and/or storage of construction equipment. According to the provisions of Title 30, the proposed facility has to meet the following conditions:

1. *Must be screened from any right-of-way and from any adjacent less intensive uses with a screened fence or wall. If not screened by a perimeter fence or wall, the fence or wall and outside storage shall meet the setback requirements of Chapter 30.56.*
2. *Nothing shall be stacked above the height of the screened fence.*
3. *Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved*

The proposed storage yard will meet all the requirements.

Currently the subject parcel is vacant and it is enclosed by a 8-foot high chainlink fence along the north, west and east property lines and a metal fence along the south property line to prevent illegal dumping. The proposed improvements consist of an 8-foot high decorative CMU block wall along the west

property line to screen from public view, and an 8-foot high metal fence along the north and east property, and paved yard to be used for parking, maneuvering, and storage. There will be two access points as shown on the attached Site Plan. The entire yard will be paved except an area of 60'x75', which will be used for parking of tracked heavy construction equipment. A letter of Department of Air Quality approval of the unpaved area is attached. Nine parking spaces are provided as required by Title 30.

We believe, that this use is consistent with the manufacturing and warehousing businesses in the area, which satisfies Sunrise Manor Policy 2.1 and 2.12 which encourage industrial developments in an Airport Environs Overlay District to be compatible with the Nellis Airforce Base Operations. The outside storage yard will not be detrimental to the health, safety or welfare of the community, nor will cause traffic congestion. It is in harmony with the purposes and intent of Title 30.

WAIVER OF DEVELOPMENT STANDARDS

- TRASH ENCLOSURE: The entire parcel will be enclosed by a 8-foot high wall/fence, which will block any visibility from the public streets. A trash dumpster will not be needed because there will be no residual waste generated on the site.
- THROAT DEPTH: According to Clark County Area standard drawing 222.1, the minimum throat depth is 25 feet from the end of the curb return. We are requesting that distance be reduced to 5 feet, therefore the proposed gates will be set back 25 feet from the right-of-way-line. The gates will remain open during business hours.
- WAIVER OF PARKING LOT LANDSCAPING: The storage yard will not be open to the public. It will only be used by the property owner for a short period of time as necessary.
- LANDSCAPING ALONG BETTY LANE: The property owner proposes to provide 10-foot buffer with crushed rock and large boulders to prevent parking along Betty Lane, please see attached photos for similar buffers in the area. The buffer will be landscaped in the future when full offsites are constructed.
- There will be no need for connecting to municipal water and sewer therefore we would like not to install an irrigation meter at this time and differ the installation of any utilities when full offsites are constructed.
- Waiver of on-site paving of a 60'x75' portion of the site. An approval letter from the Department of Air Quality is attached.

The facility owner estimates to begin operation upon approval of this application and the following applicable approvals and permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

12/04/19 BCC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

CARTIER AVE/LAMONT ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0829-NVDD HOLDING RP 2, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; and 2) waive trash enclosure.

DESIGN REVIEW for an outside storage yard on 2.1 acres in an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the south side of Cartier Avenue and the west side of Lamont Street within Sunrise Manor. MK/lm/jd (For possible action)

RELATED INFORMATION:

APN:
140-17-802-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Waive trash enclosure where required per Section 30.56.120.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Outside storage
- Parking Required/Provided: 8/9

Site Plans & History

The previously approved plans for ZC-0867-01 depicted a proposed office building with an outside manufacturing operation (wooden pallets). The property has since sold and is used for outside storage of vehicles and equipment.

The current plans depict a proposed outside storage yard. Access to the site is from a gated entrance along Cartier Avenue. The existing shed is to remain located along the south property

line with any portion of the structure within the 10 foot setback to Lamont Street to be removed. Parking is provided along the north property line along with required bicycle parking spaces.

Landscaping

The plans depict 6 foot wide landscape buffer along Lamont Street and Cartier Avenue with the existing metal panel fence to be replaced with an 8 foot high block wall. The existing block walls along the south and west property lines are to remain. An access gate along Cartier Avenue is set back 25 feet and will remain open during business hours.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the use is consistent with the manufacturing and warehouse businesses in the area as well as with the policies of the Comprehensive Master Plan and Airport Environs Overlay District, specifically the Nellis Air Force Base operations, and that the use will not be detrimental to the health, safety or welfare of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0867-01	Reclassified 2.1 acres from M-D to M-1 zoning for an office building with outside manufacturing	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business and Design/Research Park	M-1	Office warehouse & outside storage
South	Business and Design/Research Park	M-D	Mini-warehouse
East	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
WC-19-400142 (ZC-0867-01)	A waiver of conditions of a zone change 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

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. The applicant has not provided additional trees along the perimeter of the project site to compensate for the elimination of the required interior parking lot landscaping and there are no unique circumstances related to the property, such as the shape, configuration, or topography of the site; therefore, staff cannot support the request as it is a self-imposed hardship.

Waiver of Development Standards #2

Title 30 requires all development, except for single family residential development, shall provide interior or exterior enclosures for all refuse containers, compactors and refuse collection areas per the standard of the local trash service provider unless this provider certifies that refuse is not generated at the site. The applicant states that there will be no residual waste generated on the site. Staff is concerned a lack of an enclosure will result in unsecured refuse. Therefore, staff cannot support this request.

Design Review

While staff recognizes that improvements to the site and off-sites will enhance the area and are consistent with Urban Policy 100 of the Comprehensive Master Plan which encourages the location of industrial development to be compatible with existing land uses; however, approval of the design review is contingent upon approval of the waivers of development standards. Therefore, staff cannot support the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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

- Full off-site improvements;
- Applicant is advised that if WC-19-400142 is denied, then a drainage study is required.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NVDD HOLDING RP 2, LLC

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE
SUITE 140-C, LAS VEGAS, NV 89130



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 checked="" 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>10/17/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>\$ 975</u> CHECK #: <u>1709</u> COMMISSIONER: <u>MK</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: <u>_____</u>	APP. NUMBER: <u>WS/DE-19-0829</u> TAB/CAC: <u>SUNRISE MANOR</u> TAB/CAC MTG DATE: <u>11/14/19</u> TIME: <u>6:30P</u> PC MEETING DATE: <u>_____</u> BCC MEETING DATE: <u>12/4/19</u> ZONE / AE / RNP: <u>M-1 CRE-70/AP22</u> PLANNED LAND USE: <u>SM-BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>_____</u> COMMENCE/COMPLETE: <u>_____</u>
	PROPERTY OWNER	NAME: <u>NVDD Holding RP 2 LLC</u> ADDRESS: <u>1364 N Hollywood Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-336-5100</u> CELL: <u>702-336-5100</u> E-MAIL: <u>nmadrigal@lunasinc.com</u>	
	APPLICANT	NAME: <u>As Above</u> ADDRESS: <u>_____</u> CITY: <u>_____</u> STATE: <u>_____</u> ZIP: <u>_____</u> TELEPHONE: <u>_____</u> CELL: <u>_____</u> E-MAIL: <u>_____</u> REF CONTACT ID #: <u>_____</u>	
	CORRESPONDENT	NAME: <u>Petya Balova P.E.</u> ADDRESS: <u>7495 W. Azure Dr.</u> CITY: <u>Las Vegas,</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering</u> REF CONTACT ID #: <u>125935</u>	

ASSESSOR'S PARCEL NUMBER(S): 140-17-802-002
 PROPERTY ADDRESS and/or CROSS STREETS: Lamont/Cartier
 PROJECT DESCRIPTION: Paved Parking for Commercial Vehicles

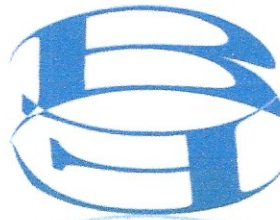
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Manuel Madrigal Property Owner (Signature)
Manuel Madrigal Manera Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2019 (DATE)
 By Manuel Madrigal
 NOTARY PUBLIC: Sonia Cruells



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



October 10, 2019

WS-19-0829

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY

Re: LUNAS STORAGE YARD
APN 140-17-802-002

The purpose of this letter is to request a Design Review and a Waiver of Development Standards on behalf of the owner, for a proposed Storage Yard, located on a 2.09-acre parcel at the southwest corner of Cartier Avenue and Lamont Street, Las Vegas, NV 89115, Assessor's Parcel Number 140-17-802-002.

The parcel's current zoning M-1 (Light Manufacturing), was established by ZC-0867-01. The parcel is located in an AE-70 and APZ-2 Overlay District and is surrounded by an M-1 zoned properties to the north and west and an M-D zoned properties to the east and to the south.

We are requesting the following:

DESIGN REVIEW FOR AN OUTSIDE STORAGE IN M-1

The property will be used for parking and/or storage of construction equipment. According to the provisions of Title 30, the proposed facility has to meet the following conditions:

1. *Must be screened from any right-of-way and from any adjacent less intensive uses with a screened fence or wall. If not screened by a perimeter fence or wall, the fence or wall and outside storage shall meet the setback requirements of Chapter 30.56.*
2. *Nothing shall be stacked above the height of the screened fence.*
3. *Any outside area used for parking, maneuvering, or storing motor vehicles, equipment, or materials shall be paved*

The proposed storage yard will meet all the requirements.

Currently the subject parcel is enclosed by an 8-foot high metal fence along the north and east property lines and a metal fence along the south property line and CMU block wall along the west side. The proposed improvements consist of an 8-foot high decorative CMU block wall to replace the metal fence on the north and east side of the property.

There is an existing shed along the south property line which is used for parking.

The proposed full off-site improvements include pavement, curb, gutter and sidewalk, and a commercial driveway on Cartier Avenue. The entire yard is paved. Parking is provided as required by Title 30. Bicycle parking is provided per Table 30.60-2.

We believe that this use is consistent with the manufacturing and warehousing businesses in the area, which satisfies Sunrise Manor Policy 13.1 that encourages industrial developments to be compatible with the existing land use patterns, and appropriate access routes. Sunrise Manor Policy 2.1 and 2.12 which encourage industrial developments in an Airport Environs Overlay District to be compatible with the Nellis Airforce Base Operations. The outside storage yard will not be detrimental to the health, safety or welfare of the community, nor will cause traffic congestion. It is in harmony with the purposes and intent of Title 30.

WAIVER OF DEVELOPMENT STANDARDS

- TRASH ENCLOSURE: There will be no residual waste generated on the site.
- WAIVER OF PARKING LOT LANDSCAPING: The storage yard will not be open to the public. It will be used for overflow storage of equipment and containers, used for the operations of the Materials Recovery Facility, located on the north side of Cartier and owned by the same operator.

The facility owner estimates to begin operation upon approval of this application and the following applicable approvals and permits.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering

RESTAURANTS
(TITLE 30)

CLEVELAND AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0838-CHURCH FOURSQUARE GOSPEL INTL:

ZONE CHANGE to reclassify 0.8 acres from R-1 (Single Family Residential) Zone to C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit access to a local street; **2)** reduced parking; **3)** alternative landscaping; and **4)** alternative commercial driveway geometrics.

DESIGN REVIEWS for the following: **1)** fast food restaurants with drive-thru service; **2)** use of vivid hues; and **3)** alternative parking lot landscaping.

Generally located on the west side of Nellis Boulevard between Cleveland Avenue and Welter Avenue within Sunrise Manor (description on file). TS/al/jd (For possible action)

RELATED INFORMATION:

APN:
161-05-810-114

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a commercial development to have access to local streets (Cleveland Avenue & Welter Avenue) where not permitted per Table 30.56-2.
2. Reduce parking to 32 spaces where a minimum of 42 spaces are required per Table 30.60-1 (a 23.8% reduction).
3.
 - a. Permit alternative landscaping along an arterial street (Nellis Boulevard) where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.
 - b. Permit alternative landscaping adjacent to a less intense use (western property line) where landscaping per Figure 30.64-11 is required.
4.
 - a. Reduce the approach distance from a commercial driveway to a street intersection to 87 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 42% reduction).
 - b. Reduce the departure distance from a street intersection to a commercial driveway to 87 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 54.2% reduction).
 - c. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

DESIGN REVIEWS:

1. A commercial development consisting of 2 proposed fast food restaurants with drive-thru service.
2. Use of vivid hues where subdued tones are the standard per Table 30.56-2
3. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4985 E. Cleveland Avenue
- Site Acreage: 0.8
- Project Type: Commercial development of 2 fast food restaurants with drive-thru service
- Number of Stories: 1
- Building Height (feet): 23.5
- Square Feet: 4,195
- Parking Required/Provided: 42/32

Site Plan

The plan depicts a commercial development consisting of 2 fast food restaurants. The site has frontage along Cleveland Avenue to the north, Welter Avenue to the south (both local streets), and Nellis Boulevard to the east (an arterial street). Access to the site will be provided by driveways from Cleveland Avenue and Welter Avenue, there is no access to Nellis Boulevard. The 2 restaurants are located on the eastern portion of the site with parking to the west of, and in between the buildings. Both buildings will be set back approximately 85 feet from the west property line, which is adjacent to existing single family residences. Each restaurant will have a drive-thru service with the queuing lanes along the south and east sides of the buildings and the pick-up windows on the north sides.

Landscaping

The plan depicts minimum 10 foot wide landscape areas along the streets and the west property line. These landscape areas will consist of deciduous trees, shrubs and groundcover. Title 30 requires the use of large evergreen trees along the west property line to provide a buffer to the existing single family residences. Additionally, Title 30 requires a minimum 15 foot wide landscape area along Nellis Boulevard. Within the parking areas the Code requires a landscape island for every 6 parking spaces. The proposed plan does not include landscape islands, but depicts the required number of trees distributed throughout the site.

Elevations

Both of the proposed buildings are 1 story with a maximum height of 23.5 feet. The buildings have flat roofs behind parapet walls and the exterior of the buildings have a stucco finish. To enhance the appearance of the buildings architectural features such as variations in roof height,

recesses and pop-outs, brick, and metal panels, and awnings will be used. The plans indicate the use of vivid hues for portions of the buildings.

Floor Plans

The buildings will have a combined area of 4,195 square feet. The plans indicate the northern building will have an area of 1,995 square feet and the southern building 2,200 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project would be a great addition to the area and will be compatible with existing development abutting the site. The proposed zoning is in compliance with the land use plan. The waivers of development standards are necessary due to the small size of the property and constraints due to the existing conditions and developments surrounding the site.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-19-700002	Requested to redesignate the land use category of the site from IL (Institutional) to CN (Commercial Neighborhood) in the Sunrise Manor Land Use Plan	Approved by BCC	May 2019
AR-400255-18 (UC-0733-15)	Second application for review for a place of worship with accessory food bank and food kitchen, waived development standards for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship	Approved by PC	February 2019
UC-0733-15 (AR-400177-16)	First application for review for a place of worship with accessory food bank and food kitchen, waived development standards for reduced on-site parking and landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship	Approved by PC	February 2017
UC-0733-15	Place of worship on 1.7 acres (including the subject site) with accessory food bank and food kitchen, waived development standards for reduced on-site parking, required landscaping, allowed access to local street and trash enclosures requirements, with a design review for place of worship	Approved by PC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-1	Undeveloped
South	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	C-2 & R-1	Car wash & single family residences
East	General Commercial	C-2	Shopping center
West	Office Professional & Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The intensity of uses allowed in a C-1 zone is within the range of intensity allowed by the Commercial Neighborhood (CN) land use plan category. Therefore, the request to reclassify the site to a C-1 zone is in compliance with the Sunrise Manor Land Use Plan. The request complies in part with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses. This site abuts existing commercial and residential developments; therefore, this request also complies in part with Goal 2 of the Comprehensive Master Plan to provide opportunities for a mix of uses within close proximity to each other. Therefore, staff supports the zone change.

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 #1, #2, #3, and Design Reviews

This site is an undeveloped parcel surrounded by existing commercial and residential development, which makes this an infill development. The existing developments constrain the ability to develop this site. The off-site improvements are in place and the area of the site cannot be expanded without purchasing and demolishing existing homes on the parcels to the west. With in-fill developments, staff has supported some alternatives to development requirements to allow the sites to be developed. Staff has found that the existing developments and conditions abutting in-fill development sites are unique and/or special circumstances to warrant approval of waivers of development standards in some cases. Based on other in-fill locations and past practice, staff could support portions of the waivers of developments standards being requested by the applicant. However, staff finds the number of requests and alternatives presented by the applicant to be excessive. Staff finds the proposed project is too much development for the

limitations of the site and the project should be scaled down to a more appropriate size for the site. Because of the excessive number of requests staff does not support waivers of development standards #1, #2, and #3 or the design reviews.

Public Works - Development Review

Waiver of Development Standards #4

A site redesign would allow for a commercial driveway to meet the minimum standards, therefore staff cannot support the alternative commercial driveway geometrics because they are self-imposed hardships.

Staff Recommendation

Approval of the zone change; denial of waivers of development standards, and the design reviews.

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;
- 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.
- Applicant is advised that off-site permits will be required.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0614-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CLEVELAND WELTER, LLC
CONTACT: PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA DR, SUITE 450, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
- CONFORMING (ZC) 1050
- NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS) 475
- DESIGN REVIEW (DR)
- PUBLIC HEARING 675
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- _____
(ORIGINAL APPLICATION #)

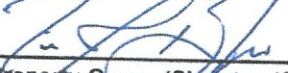
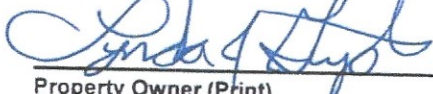
STAFF	DATE FILED: <u>10-18-19</u> PLANNER ASSIGNED: <u>RI</u> ACCEPTED BY: <u>RI</u> FEE: <u>\$2200⁰⁰</u> CHECK #: <u>101</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC 190838</u> TAB/CAC: <u>Sunrise Blvd</u> TAB/CAC MTG DATE: <u>11/4</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-4 9A</u> ZONE / AE / RNP: <u>R1 N, GR</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Intenational Church of the Foursquare Gospel</u> ADDRESS: <u>1910 W. Sunset Blvd., Suite 200</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90026</u> TELEPHONE: <u>(213) 989-4234</u> CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>CLEVELAND WELTER LLC</u> ADDRESS: <u>3960 Howard Hughes Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702.279.2209</u> CELL: <u>702.279.7900</u> E-MAIL: <u>Fike Bnan@gmail.com Gabe Skerlich@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>John Carroll</u> ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.670.2866</u> CELL: <u>702.806.6349</u> E-MAIL: <u>John@PllrisDesign.com</u> REF CONTACT ID #: <u>137163</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-05-810-114

PROPERTY ADDRESS and/or CROSS STREETS: 4985 E Cleveland Avenue

PROJECT DESCRIPTION: Two quick serve restaurants with drive-thrus

(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)* Tim J. Baskin, Asst. Secretary STATE OF CALIFORNIA COUNTY OF LOS ANGELES	 _____ Property Owner (Print) Lynda J. Gupton, Asst. Controller
---	--

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: Please see attachment

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



October 16, 2019

Clark County Comprehensive Planning
500 South Grand Central Pkwy #1
Las Vegas, NV 89155

Re: **Justification Letter**: APN: 161-05-810-114
(Zone Change, Design Review and Waiver of Standards)

20-19-0838

Mr. Laird,

We would like to apply for a Zone Change, Design Review and Waiver of Standards for a new Commercial Project located 4985 E. Cleveland Ave. The parcel is approximately 0.83 (gross) acres in size, currently zoned as R-1 (Single Family Residential 5 units per Acre), and CN (Commercial Neighborhood) land-use.

We are requesting a conforming zone change from R-1 (Single Family Residential 5 Units per acre) to C-1 (Local Business) as the Current Master Plan has this parcel planned as future commercial development.

We are requesting a design review on the parcel for the proposed 1,995 sf quick serve restaurant with drive-thru (QSR 1) and second 2,200 sf quick serve restaurant with drive-thru (QSR 2). The first quick serve restaurant has 7 car stacking and the second quick serve restaurant has 11 car stacking.

We would like to request a waiver of standards on the following items. Firstly, we are requesting a waiver of standard for driveway distance from the required 190' to +/-87'-4" and +/- 87'-8" from Nellis Blvd for both E. Cleveland Ave. and Welter Ave. The driveways would be located where existing pan driveways are located but would be put in as commercial driveways. Since we are proposing access off of Welter Ave. and Cleveland Ave., we are requesting a waiver of standard to allow access on those streets as opposed to off of Nellis. As Cleveland Ave. and Welter Ave. are very near one another, the safer alternative would be to allow access off of Cleveland and Welter. We are also requesting a waiver of standard allow for zero feet of throat depth for both driveways along Welter Ave. and Cleveland Ave. Lastly, we are requesting a waiver to reduce onsite parking by 27% as we are providing 32 parking stalls where 44 are required. There would also be a waiver for alternative landscaping on street as we are providing a 10' landscape buffer adjacent to the existing attached sidewalks along the north, east and south property lines where 15' is required by Title 30. Alternative Parking Lot landscaping is provided along the west property line. In lieu of providing landscape fingers every 4 parking spaces, we have included half diamonds every 4 parking spaces on the west property line which would add additional vegetation for shaded parking as well as for reducing heat on site. Lastly, we are requesting a waiver for vivid hues. One of the buildings on site is a branded quick serve restaurant that is recognizable by the colors they use on their architecture. The vivid colors do not cover the entire building but act more like accents and provide a burst of lively color on site.

We feel that this proposed project would be a great addition to the area and will be compatible with the surrounding existing projects of the area which have similar uses and material palette. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349 or 702-670-2866.

Thank you,

A handwritten signature in black ink, appearing to read 'John Joseph Carroll, Jr.', with a long, sweeping underline.

John Joseph Carroll, Jr.
Principal Architect
LEED AP, NCARB (NV #7512)
Pliris Design Studio