



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

January 2, 2020

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 Beatriz Martinez at 702-455-0560 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:

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 December 12, 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 January 2, 2020 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items:

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

VI. Planning & Zoning

01/21/20 PC

1. **UC-19-0917-ARIANA PROPERTIES, LLC:**
USE PERMITS for the following: **1)** vehicle repair; and **2)** reduce separation from vehicle repair to a residential use.
DESIGN REVIEW for modifications to the façade of an existing building in conjunction with vehicle sales on 1.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Nellis Boulevard, 370 feet south of Washington Avenue within Sunrise Manor. LW/bb/jd (For possible action)**01/21/20 PC**
2. **UC-19-0930-J MORALES INC:**
USE PERMITS for the following: **1)** vehicle sales; **2)** retail sales as a principal use; **3)** on-premises consumption of alcohol (tavern); **4)** reduced separation from a tavern to residential use; and **5)** hookah lounge.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** alternative lighting.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** vehicle sales parking lot on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Vegas Valley Drive and Sandhill Road within Sunrise Manor. TS/bb/jd (For possible action)**01/21/20 PC**
3. **UC-19-0935-MARX R T FAMILY TRUST & MARX RAYMOND P & TRACI TRS:**
USE PERMIT to allow a 2,064 square foot accessory apartment where 1,500 square feet is allowed per Table 30.44-1 in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located 300 feet west of Beesley Drive and north of Linden Avenue on Pooh Corner Court within Sunrise Manor. TS/bb/jd (For possible action)**01/21/20 PC**

01/22/20 BCC

4. **UC-19-0914-WATERS, WILLIAM & MARIETTE:**
USE PERMITS for the following: **1)** commercial vehicle repair; and **2)** office as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEWS for the following: **1)** warehouse development; and **2)** increased finished grade on 7.2 acres in the M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest side of Las Vegas Boulevard North and 900 feet southwest of Puebla Street within Sunrise Manor. MK/bb/jd (For possible action)**01/22/20 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: January 16, 2020

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

December 12, 2019

MINUTES

Board Members:	Max Carter – Chair – Present Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- PRESENT Planning- Brady Bernhart
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: Mr. Seip spoke about his observations of open meeting laws.

III. Approval of November 14, 2019 Minutes

Moved by: Ms. Malone
Action: Approved
Vote: 4-0

IV. Approval of Agenda for December 12, 2019

Moved by: Mr. Barbeau
Action: Approved with removal of item 5 w/o prejudice
Vote: 5-0/Unanimous

V. Informational Items: Ms. Martinez mentioned that North Las Vegas is doing some exploratory research on the leakage at the Sloan Channel and that the leakage will be addressed

VI. Planning & Zoning

12/17/19 PC

1. **UC-19-0745-BAHNAN, JOE A.:**
AMENDED HOLDOVER 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; **4)** reduced driveway separation; and **5)** alternative driveway geometrics (previously not notified).
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) **12/17/19 PC**
Moved by: Mr. Barbeau
Action: Denied
Vote: 5-0/Unanimous

2. **UC-19-0862-SOUND FOOD GROUP LLC:**
USE PERMIT to allow on-premises consumption of alcohol (supper club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the separation from a residential use; **2)** alternative screening and buffering; **3)** reduce building setback; **4)** alternative driveway geometrics; and **5)** reduced throat depth on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Charleston Boulevard and Fogg Street within Sunrise Manor. TS/sd/ja (For possible action) **12/17/19 PC**
Moved by: Ms. Castro
Action: Approved
Vote: 5-0/Unanimous

3. **UC-19-0863-SILVER YEARS SERIES 1, LLC:**
USE PERMIT to increase the number of vehicles (automobiles) displayed outside for a proposed vehicle sales facility when the business has common parking with other businesses.
DESIGN REVIEW for a proposed vehicle (automobiles) sales facility including a modular office building on a portion of 2.7 acres in a C-2 (General Commercial) Zone and C-2 (General Commercial) (APZ-2) Zone. Generally located on the east side of Moonlite Drive, and the north side of Lake Mead Boulevard within Sunrise Manor. LW/sd/jd (For possible action) **12/17/19 PC**
Moved by: Mr. Barbeau
Action: Approved per staff recommendations
Vote: 5-0/Unanimous

4. **WS-19-0846-CORDON EVA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the required separation between buildings; **2)** reduce rear setback; **3)** reduce side (corner) setback; and **4)** reduced setback from a right-of-way for an existing detached casita/garage in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) (RNP-III) Zone. Generally located on the south side of Chicago Avenue and the east side of Carillo Street within Sunrise Manor. TS/rk/jd (For possible action) **12/17/19 PC**
Moved by: Ms. Malone
Action: Approved
Vote: 3-2

12/18/19 BCC

5. 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)

12/18/19 BCC

WITHDRAWN WITHOUT PREJUDICE

01/07/20 PC

6. VS-19-0885-AHUSA SERIES 1, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Sandy Lane and Camel Street, and between Lake Mead Boulevard and Windy Bay Avenue within Sunrise Manor (description on file). LW/bb/jd (For possible action)01/07/20 PC

Moved by: Mr. Thomas

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

01/08/20 BCC

7. TM-19-500242-HALLEWELL MICHAEL & NANCY:

TENTATIVE MAP consisting of 22 single family residential lots on 5.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)01/08/20 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

8. UC-19-0894-HALLEWELL, MICHAEL & NANCY:

USE PERMIT to allow an existing accessory structure (garage) prior to the construction of a principal building (single family residence).

WAIVER OF DEVELOPMENT STANDARDS to increase height for existing accessory structures (garages).

DESIGN REVIEW for a single family residential development on 5.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Phyllis Street, 125 feet north of Orange Tree Avenue within Sunrise Manor. TS/md/jd (For possible action)01/08/20 BCC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 5-0/Unanimous

VII. General Business:None

VIII. Public Comment: Mr. Seip brought up a computer system SIRE that might be helpful to TAB's re: zoning. He also mentioned that maybe Commissioners would like to help out people in the "Riverwalk" area in district E.

IX. Next Meeting Date: The next regular meeting will be January 2, 2020

X. Adjournment

The meeting was adjourned at 7:32 p.m.

VEHICLE REPAIR
(TITLE 30)

NELLIS BLVD/WASHINGTON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0917-ARIANA PROPERTIES, LLC:

USE PERMITS for the following: 1) vehicle repair; and 2) reduce separation from vehicle repair to a residential use.

DESIGN REVIEW for modifications to the façade of an existing building in conjunction with vehicle sales on 1.0 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 370 feet south of Washington Avenue within Sunrise Manor. LW/bb/jd (For possible action)

RELATED INFORMATION:

APN:
140-28-314-037

USE PERMITS:

1. Allow vehicle repair per Table 30.44-1.
2. Reduce the separation to 58 feet from vehicle repair to a residential use where 200 feet is required per Table 30.44-1 (a 71% reduction).

DESIGN REVIEW: Modifications to the façade of an existing building to include roll-up bay doors.

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 1120 Nellis Boulevard
- Site Acreage: 1
- Project Type: Vehicle repair in conjunction with vehicle sales
- Number of Stories: 1
- Building Height (feet): 17 feet 4 inches
- Square Feet: 9,240
- Parking Required/Provided: 34/34

Site Plan

The plan depicts an existing 9,240 square foot vehicle sales building built in 2006. The building is located 133 feet from Nellis Boulevard and access to the site is by one driveway from Nellis Boulevard. Parking for the site is located primarily to the west side of the existing building with the eastern parking area designed for a drive aisle adjacent to the eastern intense landscape buffer and parking adjacent to the building. There are 8 vehicle display spaces and an additional 34 parking spaces are provided.

Landscaping

Plan depicts existing landscaped areas along the boundary of the site and in the west parking area. Previous landscaping materials on the entire property were removed over the past several years. An intense landscape buffer previously existed along the east property line in the existing 20 foot wide area. The applicant is proposing to replant the intense landscaping along the east property line, north property line, and remaining required landscaping on the west side of the building. The applicant is proposing a dense row of cape honeysuckle and shiny xylosma every 5 feet within a landscape strip between parking spaces to further screen the service bay door from Nellis Boulevard.

Elevations

The plans depict a 1 story, 17 foot 4 inch high building made of painted concrete masonry units (CMU). The west elevation (front) main entrance has typical storefront windows and entry doors with metal awning. The north elevation of the existing building includes 2 pedestrian doors and the southern elevation has one pedestrian door. The applicant is proposing to change the existing two door entry on the west side of the building into a bay door for vehicle access to a repair bay.

Floor Plans

The existing vehicle sales building is 9,240 square feet with the main entrance facing west, and an open floor plan with sales area along the north portion of the building. The plan shows 9 vehicle bays in the 6,000 square foot repair area, and 3,321 square feet of sales floor space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed repair facility will be utilized for the preparation, detailing and repair of vehicles offered for sale on the property. The building abuts Spanish Star Court to the east and they are providing a 20 foot wide intense landscape buffer in addition to the existing 6 foot high wall. Additionally, there are no openings on the east side of the building toward the residential uses and the use is limited to indoor vehicle repair only. Previously approved landscaping was removed by prior businesses and will be restored to meet Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0584-16	Vehicle maintenance	Approved by PC	October 2016
WS-0849-04	Waived landscaping and buffering requirements to a less intensive use for a retail building	Approved by PC	June 2004
ZC-1015-03	Reclassified 2.1 acres from R-E & C-2 to C-2 zoning for a retail store	Approved BCC	January 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Public Facility	P-F, R-E, C-2	Clark County Park Police Training Center
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	City of Las Vegas	C-1	Shopping center

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

The property was previously used for vehicle sales and minor maintenance. The change from vehicle maintenance to vehicle repair will allow minor expansion of the business and continue to complement the existing vehicle sales. Interior access to vehicle repair bays are proposed from the west side of the existing building with no wall openings on the east side facing residential uses. The proposed use will not create a substantial undue adverse effect on the character of the neighborhood, traffic conditions, or parking. The use of the property as a repair facility is primarily intended for vehicles being prepared for sale and not the general public.

Use Permit #2

The reduced separation between vehicle repair and residential uses is mitigated by the east side wall of the building, intense landscaping, and existing 6 foot high perimeter wall. The proposed use will be adequately served by public improvements and services and will not impose an undue burden. There are no openings in the east side wall of the facility, resulting in a noise and odor barrier that will limit potential adverse impacts from the proposed repair work.

Design Review

The property faces Nellis Boulevard with an existing attached sidewalk and 34 foot access drive providing pedestrian and vehicular access. Approval of the design for this land use is contingent upon approval of the accompanying use permits. Elevations and design characteristics of the single, west side façade roll-up door are not unsightly and is located on the opposite side of the building than the residential uses. Keeping the vehicle repair use within the existing building and not creating an opening in the east side wall of the building, is an appropriate measure taken by the owner to keep noise and odor impacts to a minimum for the adjacent residential uses. Replanting the intense landscaping buffer located on the east side of the building will restore a previously approved and appropriate condition on the lot.

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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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: ARIF ANSARY

CONTACT: ART GOTTULA, 1601 S. SANDHILL, SPACE 251, LAS VEGAS, NV 89104



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: 11-26-2019 APP. NUMBER: UC-19-0917
 PLANNER ASSIGNED: BSS TAB/CAC: Sunrise Manor
 ACCEPTED BY: BSS TAB/CAC MTG DATE: 1-2 TIME: 6:30pm
 FEE: 1350 PC MEETING DATE: 1-21 7pm
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: LW ZONE / AE / RNP: C-2
 OVERLAY(S)? _____ PLANNED LAND USE: CG
 PUBLIC HEARING? (Y)N NOTIFICATION RADIUS: 500 SIGN? Y(N)
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: ARIANA PROPERTIES
 ADDRESS: 1120 N MELLIS BLVD
 CITY: LAS VEGAS STATE: NV ZIP: 89110
 TELEPHONE: 702-499-8394 CELL: _____
 E-MAIL: omar-emran@yahoo.com

APPLICANT

NAME: Ariana Properties
 ADDRESS: 1120 N MELLIS BLVD
 CITY: LAS VEGAS STATE: NV ZIP: 89110
 TELEPHONE: 702-499-8394 CELL: _____
 E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT

NAME: Art Coffey
 ADDRESS: 1001 S. SAND HILL SPACE 251
 CITY: LAS VEGAS STATE: NV ZIP: 89104
 TELEPHONE: _____ CELL: 702-324-2007
 E-MAIL: ArtCoffey60@gmail.com REF CONTACT ID #: _____

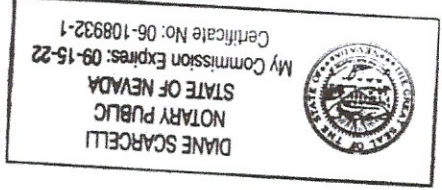
ASSESSOR'S PARCEL NUMBER(S): 140-29-314-037
 PROPERTY ADDRESS and/or CROSS STREETS: 1120 N. MELLIS BLVD
 PROJECT DESCRIPTION: Auto Sales and maintenance facility

(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.

[Signature] Aris Ansary
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By [Signature] Arif M. Ansary
 NOTARY PUBLIC: [Signature] Diane Scarcelli



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

JUSTIFICATION LETTER

MY NAME IS ARIF ANSARY I OWN NELLIS AUTO MOTORS. I AM ASKING FOR A SPECIAL USE PERMIT AND DESIGN REVIEW TO REDUCE THE SET BACK FROM THE RESIDENTIAL AREA TO THE EAST TO 58' FROM THE REQUIRED 200' (71% REDUCTION). THERE IS CURRENTLY A 6' HIGH BLOCK WALL SEPERATING THE RESIDENTIAL PROPERTIES AND THE AUTO SALES AND MAITENANCE FACILITY. THERE IS A 20' AREA NEXT TO THE BLOCK WALL CURENTLY COVERED WITH CRUSHED ROCK (3/4") THAT WILL CONVERTED TO INTENSE LANDSCAPING TO PROVIDE A BUFFER ZONE.

ON THE STREET SIDE (WEST) A ROLL UP (10'X12') DOOR WILL REPLACE A 9'X 8' DOUBLE DOOR WHICH WILL BE MOVED TO THE NORTH REPLACING EXISTING STORE FRONT WINDOWS TO THE DEALERSHIP BEFORE. PUTTING THE DOOR IN THE FRONT RATHER THAN IN THE BACK WILL HELP REDUCE ANY NOISE IMPACT TO THE RESIDENTIAL AREA TO THE EAST OF THE PROPERTY. LANDSCAPING WILL BE ADDED BETWEEN THE SERVICE BAY DOOR AND THE STREET BOTH IN THE PLANTER NEXT TO THE STREET AND ALSO IN A PLANTER THE LENGTH OF THE BUILDING BETWEEN PARKING AREAS.

THE MAINTENANCE WILL BE PRIMARILY FOR DETAIL AND MINOR REPAIRS FOR THE SALE VECHICLES & WILL NOT INVOLVE MAJOR REPAIRS TRANSMISSION, ENGINE REBUILD, PAINTING, OR BODY DAMAGE... THERE ARE NO PARTS STOREDS ON THE PROPERTY

**PLANNER
COPY**

UC-19-0917

PLANNER
COPY

COPY

UC-19-0917

PARTS WILL BE PURCHASED WHEN NEEDED FROM AUTO PARTS
STORES.

THANK YOU;

ARIF ANSARY

VEHICLE SALES
(TITLE 30)

VEGAS VALLEY DR/SANDHILL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0930-J MORALES INC:

USE PERMITS for the following: 1) vehicle sales; 2) retail sales as a principal use; 3) on-premises consumption of alcohol (tavern); 4) reduced separation from a tavern to residential use; and 5) hookah lounge.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) alternative lighting.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) vehicle sales parking lot on 2.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Vegas Valley Drive and Sandhill Road within Sunrise Manor. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

161-07-701-003; 161-07-701-004

USE PERMITS:

1. Allow vehicle sales as a principal use per Table 30.44-1.
2. Allow retail sales as a principal use per Table 30.44-1.
3. Allow on-premises consumption of alcohol (tavern) per Table 30.44-1.
4. Reduce the separation from a tavern to a residential use to 30 feet where a minimum of 200 feet is required per Table 30.44-1 (an 85% reduction).
5. Allow a hookah lounge per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative parking lot landscaping to allow more than 6 spaces between landscape fingers, islands, and 8 foot minimum width landscape areas as required per Figure 30.64-14.
2. Allow alternative parking lot lighting without adequate coverage of parking lot areas as required by Section 30.60.050.

DESIGN REVIEWS:

1. Alternative parking lot landscaping standards per Figure 30.64-14.
2. Vehicle sales parking lot.

**LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL TOURIST**

BACKGROUND:

Project Description

General Summary

- Site Address: 3977 Vegas Valley Drive
- Site Acreage: 2
- Project Type: Vehicle sales/hookah lounge/alcohol, on-premises/retail sales
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 9,600
- Parking Required/Provided: 64/70

Site Plan

This is a request to establish a vehicle sales lot on the western parcel and a proposed vehicle sales office, retail sales, and hookah lounge in the existing commercial building located on the eastern parcel. The commercial building was constructed in the 1960's and is oriented parallel with Vegas Valley Drive and the western end of the building has been built along the property line abutting the residential development to the north. An existing banquet hall is located in the western 3,013 square foot portion of the building with no outside dining. There is access from Vegas Valley Drive and Sandhill Road at three points.

Landscaping

The property has landscaping adjacent to Sandhill Road and Vegas Valley Drive and landscaping along the western property line as required per UC-18-0045. The parking lot landscaping will meet the majority of the Code requirements, with the exception of several landscape finger areas and 8 foot wide planting strip requirements shown in Figure 30.64-14.

Elevations

The plans depict an existing 25 foot high commercial painted concrete block building with a flat roof and parapet wall for screening.

Floor Plans

The 9,600 square foot commercial building includes spaces for the existing banquet hall (3,013 square feet), proposed hookah lounge (4,187 square feet), proposed retail space (1,200 square feet), and vehicle sales office (1,200 square feet).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has made numerous updates to the landscaping, access, and parking lot area of these properties in the last several years. The building is being updated with newly proposed uses and will improve the surrounding neighborhood. The owner has installed video surveillance

equipment to enhance security for visitors and businesses. Due to the existing curb cuts and driveway locations, it will be impractical to meet driveway geometrics without impacting the existing useable area of the property. The banquet hall currently operates Friday to Sunday from 6:00 p.m. to 2:00 a.m. The proposed hookah lounge and tavern will operate Thursday from 10:00 p.m. to 4:00 a.m., Friday and Saturday from 10:00 p.m. to 7:00 a.m., and Sunday from 10:00 p.m. to 4:00 a.m. Retail space and vehicle sales offices will operate Monday to Saturday from 9:00 a.m. to 9:00 p.m. These businesses are compatible and will be able to operate within Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0045	Banquet facility	Approved by PC	March 2018
ZC-0869-05	Reclassified the site to H-1 zoning with a use permit and design review for a condominium hotel; zoning made permanent; design review expired	Approved by BCC	August 2005
UC-1725-04	Outdoor sales and live entertainment festival	Approved by PC	December 2005
UC-240-87	Remodel building into retail shops	Approved by BCC	November 1987
VC-472-87	Outdoor retail market place	Approved by BCC	November 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family subdivision
South	Commercial Tourist	R-4	Apartments
East	Commercial Tourist	R-5	Abandoned mobile home trailer park
West	Residential High (8 du/ac to 18 du/ac)	R-3	Apartments

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

Staff has no objection to vehicle sales at this location with up to 25 vehicles stored in a fenced parking area. The parking of vehicles adjacent to the west property lines will not create an adverse impact to the nearby residential uses.

Use Permit #2

Staff has no objection to the proposed retail sales in the eastern portion of the existing commercial building on this property. Retail sales is appropriate in the H-1 zone and all activity will take place indoors with no adverse impacts to the surrounding area or nearby residential uses.

Use Permits #3, #4 and #5

The 30 foot separation from the proposed tavern and on-premises consumption of alcohol to nearby residential property is measured from the closest part of the outer rear wall of the tavern to the closest residential use. The distance from the entrance to the residential uses is approximately 160 feet, with the western portion of the commercial building acting as a buffer. Staff does not object to the proposed tavern and on-premises consumption of alcohol, nor the hookah lounge since it is located in the central portion of the existing commercial building. The nearby residential uses are screened from the tavern and hookah lounge by the western portion of the building and the existing banquet facility. The entrance faces south and away from the residential area creating a low likelihood of noise or odors adversely impacting the residents. Furthermore, a tavern and hookah lounge are appropriate in the H-1 zone.

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

Staff does not object to allowing alternative parking lot landscaping for more than 6 spaces between landscape fingers and islands, and not requiring the installation of 8 foot wide landscape areas as required per Figure 30.64-14 in the proposed parking areas. The odd shape of this property combined with the east to west orientation of the building, creates a situation where traditional parking lot layouts are not easily achieved without a significant portion of the parcel being lost for practical use during the design. The proposed landscaping will not be detrimental to the surrounding properties or uses when considering the majority of the deviations occur on the interior area of the lots. The large linear area of landscaping on the perimeter of the property will adequately buffer parking uses. If future development includes additional buildings, staff will recommend enhanced landscaping as needed to match the use of the lots, including the southern lot with no current construction.

Waiver of Development Standards #2

Staff does object to allowing alternative parking lot lighting. Staff has identified the vehicle sales parking lot as needing at least one additional light pole for showing vehicles at night. This will protect pedestrians from accessing the vehicle lot without enough light for viewing cars and avoiding obstacles. Additional light will provide emergency services with adequate views of the property in case of emergency calls.

Design Reviews

Approval of the design reviews will be consistent with the use permit requests, additional available parking, adequate access and a total of four proposed uses for the 2 acre property. The large parking lot areas are compatible with adjacent residential uses when considering limited lighting impacts, adequate landscaping immediately adjacent to residential uses, and the generally quiet nature of vehicle sales parking lots. Site access and circulation will not create a significantly negative impact to the surrounding neighborhood, considering the limited commercial uses and adequate parking spaces provided on the 2 acre site. The applicant made significant improvements to the property over the last three years, including new landscaping along the entire frontage, proposed landscape buffering adjacent to the residential use, newly painted building and new paving.

Staff Recommendation

Approval of use permits #1, #2, #3, #4, and #5, waiver of development standards #1 and design reviews; and Denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS.

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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: JOSE MORALES

CONTACT: JAIME DE LA VEGA, ALFY CONSTRUCTION, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <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>12-3-2019</u> APP. NUMBER: <u>UC/WS/DR-19-0930</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Sunrise Mayor</u> ACCEPTED BY: <u>BBB</u> TAB/CAC MTG DATE: <u>1-2</u> TIME: <u>6:30</u> FEE: <u>\$1825</u> PC MEETING DATE: <u>1-21</u> <u>7pm</u> CHECK #: <u>1094</u> BCC MEETING DATE: _____ COMMISSIONER: <u>TS</u> ZONE / AE / RNP: <u>H-1</u> OVERLAY(S)? _____ PLANNED LAND USE: <u>CT</u> PUBLIC HEARING? <input checked="" type="radio"/> Y <input type="radio"/> N NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input type="radio"/> N TRAILS? Y <input type="radio"/> N PFNA? Y <input type="radio"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>JOSE MORALES</u> ADDRESS: <u>2000 S. Las Vegas Blvd Suite # C-2</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-772-0904</u> CELL: <u>702-772-0904</u> E-MAIL: <u>dlvchr@hotmail.com</u>	
APPLICANT	NAME: <u>JOSE MORALES</u> ADDRESS: <u>2000 S. Las Vegas, Blvd Suite # C-2</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-502-1107</u> CELL: <u>702-502-1107</u> E-MAIL: <u>dlvchr@hotmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>JAIME DE LA VEGA</u> ADDRESS: <u>6944 ERIN CIRCLE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-2619</u> CELL: <u>702-569-5127</u> E-MAIL: <u>dlvchr@hotmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-07-701-003 and 161-07-701-004

PROPERTY ADDRESS and/or CROSS STREETS: 3977 Vegas Valley Dr. Las Vegas, NV.

PROJECT DESCRIPTION: SMALL CAR SALES FACILITY (NO MORE THAN 25 CARS)


(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.

José Morales José Morales
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 14, 2019 (DATE)
 By Pedro Ceniceros, Notary Public

NOTARY PUBLIC: [Signature]


PEDRO A. CENICEROS
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 03-21-2023
 Certificate No: 14-14851-1

*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.

UC-19-0930
**PLANNER
COPY**

J. MORALES, INC.
2000 S. Las Vegas Blvd., Suite #C-2, Las Vegas, NV 89104
702-502-1107 empresamorales@hotmail.com

**JUSTIFICATION LETTER for the CLARK COUNTY DEPARTMENT of
COMPREHENSIVE PLANNING**

December 3, 2019

To Whom it May Concern:

My name is Jose Morales of J Morales Inc., President and Owner of the property located on the 3977 E. Vegas Drive., Las Vegas, NV 89121. APN: 161-07-701-003 and 161-07-701-004. Unfortunately for spaces 3, 4 & 5 (tavern) as of December 2017 the Land Use Permit expired.

I'm respectfully applying for a **Special Use Permit in an UC-H-1 zone** for:

Spaces 1 & 2 Outside entertainment in association with an approved Banquet Hall use

Spaces 3, 4 and 5 for a Tavern and Hookah Lounge

Space #6 Vehicle Sales Office

Space #7 Retail Sales

Used Vehicle Sales yard on the westside parking lot

Waivers From Development Standards

Parking lot landscaping Title 30.64.14. (6 spaces max, island requirement) In the center parking spaces two (2) landscaping islands adjacent provided. Another 2 islands on the northeast: one parking island in the northwest corner of the building; and on the northwest wall of the display of vehicle sales parking lot. Requesting waiver.

Parking lot lighting Title 30.56.135. On the Vegas Valley Drive, I have installed a new sidewalk, landscaping and three (3) Lightpoles. In the parking lot there is one light pole and on the outside front of the building there are six (6) flood lights, side of the building one (1) flood light and back of the building one (1) floodlight and 10 regular commercial light bulbs. Three (3) additional flood lights needed, requesting waiver.

Commercial Driveway Geometrics Uniform Standard Drawing 222.1 approach is 150' the driveway approach distance on the Sandhill Drive providing 13' Requesting waiver. The shape of the Lot and the Existing Building location, I'm force to ask for a waiver for the Throat depth, basically it is impossible to meet the standard design, however, we have two new approach driveways that have being approved by Public Works and they're safe and functional.

Bicycle parking non provided, Requesting waiver

Design Review

*General Commercial Uses and Vehicle Sales H-1 zone: On display will be a maximum of 25 vehicles on the northwest side of the property and will be surrounded by a 6' height chain link fence. In the Site Plan Parking Analysis will demonstrate that have comply with Title 30 Parking requirements for these projects

*Parking Lot Design: 6 additional parking stall have being provided

*Landscaping: Where its was requested a waiver, have added landscaping in other areas

I, Jose Morales have made and still making updates on this property not just to comply with the County's Regulations but also to make the community around the property more safer and appealing, around the property have being planted 21 trees that will grow up to 40' and 24 shrubs that will grow up to 6'. Have also installed 3 light posts to give more lighting on the Vegas Valley Dr., (since there was only one light post at the end of the street) a new sidewalk and re-paved the north side of the Vegas Valley Dr.

For safety of the property and its patrons I have also added Video Surveillance Cameras throughout the building and flood lights that will not shine onto neighboring residential properties. The logo signs for the businesses will also have opaque lighting (not flashy).

The Banquet Hall proposed schedule is from Friday to Sunday from 6pm to 2 am. The Tavern, Hookah Lounge will open Thursdays from 10pm to 4am, Fridays and Saturdays from 10pm to 7am and Sundays from 10pm to 4am. Retail Space and Used Vehicle Office and Lot suggested schedule is from 9am to 9pm Monday thru Saturday, closed Sundays.

When ready to open, to provide safety for patrons that are coming to either the Banquet Hall, Tavern-Hookah Lounge, Vehicle Sales parking lot and office a security company will be hire.

I believe that these businesses are compatible and can work in their different schedules under all applicable codes and Clark County regulations.

I respectfully request the approval of the necessary Special Use Permits, Waivers and Design Review and/or any other Land Use that may apply to these projects.

I agree to comply to all applicable Codes, Regulations and Conditions from the Clark County Planning Department that are deemed necessary for the approval of these projects.

Thank you for the attention given to this matter.

Sincerely,

Jose Morales,
Property Owner

UC-19-0930
PLANNER
COPY

01/21/20 PC AGENDA SHEET

ACCESSORY APARTMENT
(TITLE 30)

BEESLEY DR/LINDEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0935-MARX R T FAMILY TRUST & MARX RAYMOND P & TRACI TRS:

USE PERMIT to allow a 2,064 square foot accessory apartment where 1,500 square feet is allowed per Table 30.44-1 in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located 300 feet west of Beesley Drive and north of Linden Avenue on Pooh Corner Court within Sunrise Manor. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-34-102-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6040 Pooh Corner Court
- Site Acreage: 0.5
- Project Type: Accessory apartment
- Number of Stories: 1
- Square Feet: 3,567
- Parking Required/Provided: 4/8

Site Plan

The site plan depicts a 3,567 square foot single family home built in 2005 with private street access on Pooh Corner Court. The existing basement area (minus storage areas) is being proposed for use as an accessory apartment for family members. The basement has access to the back yard of the property by a stairway located on the north side (rear) of the home.

Landscaping

The property has existing landscaping.

Elevations

The plans depict a 1 story single family residence with stucco siding and tile roof.

Floor Plans

The basement floor plan depicts approximately 2,064 square feet of living area and 619 square feet of storage. The basement includes 3 bedrooms, 2 bathrooms, family room, exterior staircase entrance, and a kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The owner is proposing to use an existing basement area as an accessory apartment for family members. The basement is fully constructed for residential living, including interior and exterior access for safety. Each room includes modern safety egress as required by the building code at time of construction. The existing wet bar will be upgraded to a full kitchen, including a range and other standard appliances. Family members are experiencing financial, medical and housing hardships, requiring them to use the basement as an accessory apartment.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1144-01	Temporary mobile home	Approved by PC	October 2001

Surrounding Land Use

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

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 use of the existing basement as an accessory apartment is consistent with the goals and standards of Title 30 when considering the multiple ingress and egress points and half acre property size. The use of an existing residential basement as an accessory apartment will not adversely impact the character of the neighborhood when considering adequate parking exists with approved private street access. Exterior access to the basement is screened by a short wall and faces the back yard of the property with no visual impact to the surrounding neighborhood.

The accessory apartment will not create an undue adverse effect to public health or safety, considering the multiple points of ingress and egress.

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: TRACI MARX

CONTACT: TRACI MARX, 6040 POOH CORNER CT., LAS VEGAS, NV 89110



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>12-4-2019</u> PLANNER ASSIGNED: <u>BBB</u> ACCEPTED BY: <u>BBB</u> FEE: <u>1675</u> CHECK #: <u>2352</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0935</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>1-2</u> TIME: <u>6:30</u> PC MEETING DATE: <u>1-21</u> <u>7pm</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER	NAME: <u>Traci Marx and Roy Marx</u> ADDRESS: <u>6040 Pooh Corner Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>702-438-9541</u> CELL: <u>702-400-0433</u> E-MAIL: <u>tracimarx@gmail.com</u>		
	APPLICANT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____		
CORRESPONDENT	NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____			

ASSESSOR'S PARCEL NUMBER(S): 140-34-102-002

PROPERTY ADDRESS and/or CROSS STREETS: 6040 Pooh Corner Court

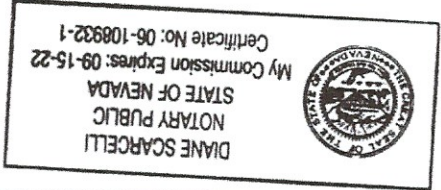
PROJECT DESCRIPTION: Accessory Apartment - Kitchen in Basement.

(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.

[Signature] Property Owner (Signature)* Traci Marx Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-4-2019 (DATE)
 By Traci Marx
 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.

Ray & Traci Marx
6040 Pooh Corner Ct.
Las Vegas, NV 89110

UC-19-0935
PLANNER
COPY

November 23, 2019

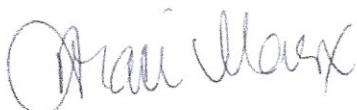
To whom it may concern:

We have a custom home that we built several years ago with a finished basement and a wet bar. We are seeking permission to install a gas or electric range to have a full kitchen down there to accommodate our daughter and her family.

Our daughter and her family have had several misfortunes and are desperately in need of help. They recently graduated from BYU and have moved here to work and settle down. They have 3 small children who have been sick in the place they are currently renting and need to get out. A few months ago, my daughter suffered a tubal pregnancy and had to go in for emergency surgery, leaving them with a considerable amount of medical bills. They are drowning in debt and need some relief. My son in law is working two jobs, but it isn't enough for them to breathe. They are doing everything in their power to dig themselves out of their situation, but just need a little assistance. We can not afford to help them with rent or with their bills, but we do have space to bring them into our home. We are asking for your help to be able to accommodate their needs while they get back on their feet. Our basement is set up for family living as that is where our children lived while growing up. The only thing missing is a range. The range is necessary in order for them to be independent and go about their family living. My daughter has sold her baked goods over the years to bring in extra income. Without a range in her home, she would not be able to bring in this extra money to help with their medical bills and their student loans, as well as cooking meals for their family on a daily basis.

As a parent it is very difficult to watch your children suffer and go through tough times. We feel fortunate to have a solution that could assist them, but our hands are tied without your help. We hope that you will put yourselves in our situation and take our daughter's needs into high consideration and grant permission for the range so we can help them through these incredible tough times.

Respectfully,



Ray & Traci Marx

WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD N/PUEBLA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0914-WATERS, WILLIAM & MARIETTE:

USE PERMITS for the following: **1)** commercial vehicle repair; and **2)** office as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEWS for the following: **1)** warehouse development; and **2)** increased finished grade on 7.2 acres in the M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the northwest side of Las Vegas Boulevard North and 900 feet southwest of Puebla Street within Sunrise Manor. MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-08-101-007

USE PERMITS:

1. Allow commercial vehicle repair per Table 30.44-1.
2. Allow office as a principal use per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce required parking to 92 spaces where 122 spaces are required per Table 30.60-1 (a 25% reduction).

DESIGN REVIEWS:

1. Warehouse development.
2. Increased finished grade to 48 inches where 18 inches is allowed per Section 30.32.040 (9) (a 167% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.2
- Project Type: Warehouse/Office/Vehicle repair
- Number of Stories: 2

- Building Height (feet): 34
- Square Feet: 54,604
- Parking Required/Provided: 122/92

Site Plan

The site plan depicts a warehouse development with 3 buildings on 7.2 acres adjacent to Las Vegas Boulevard North, approximately 900 feet southwest of Puebla Street. Building 1 is adjacent to Las Vegas Boulevard North and is for offices only. Building 2 is located in the middle of the property, 200 feet from the nearest residential and will be used for repair of commercial company vehicles. Building 3 is located adjacent to the northern property line and will be used as a warehouse with no vehicle openings on the north side of the building. No truck loading and unloading will take place on the residential side of building 3. Outside storage will take place on the west side of the property and will not exceed the 10 foot high wall located on the west, south, and north property boundaries. The applicant is proposing to direct drainage into a pipe system and fill the majority of the existing channel area during this development. The proposed increased fill will not exceed 48 inches.

Landscaping

The site plan depicts perimeter landscaping and 10 foot walls to meet Title 30 requirements, including parking lot landscaping and screening requirements adjacent to residential uses.

Elevations

All 3 buildings are tilt-up concrete construction with vertical and horizontal plane breaks, including return walls and architectural relief to enhance appearance. Building 1 will have office work space on 2 floors.

Floor Plans

The first building is adjacent to Las Vegas Boulevard North and is intended to be used for 13,000 square feet of office space as a principal use. The second building is located north of the office building and is 21,604 square feet and will be used for commercial vehicle repair. The third building is located adjacent to the northern property line and is 20,000 square feet intended to be used as a warehouse.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to construct 3 buildings as part of a warehouse development that includes an office building adjacent to Las Vegas Boulevard North, a commercial vehicle repair building, and the primary warehouse building. The contractor's office and storage use will include outside storage with heights not exceeding the perimeter wall height of 10 feet. The 25% reduction in required parking will accommodate the proposed uses and not impact the general public.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1726-06	Warehouse complex - expired	Approved by PC	January 2007
WS-0471-01	Transportation facility	Approved by PC	June 2001
ZC-2195-97	Reclassified the site to M-D zoning for a warehouse	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Business Design and Research Park	H-2, M-D	Undeveloped
East	Business Design and Research Park	M-D	Warehouse, outside storage

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

The additional use permit for vehicle repair instead of vehicle maintenance, will allow the applicant to repair company vehicles on-site and provides a flexible use of the property that complements the industrial needs of this part of Clark County. Vehicle repair is not proposed for the general public. Staff agrees with the applicant that the proposed traffic circulation plan will limit impacts to adjacent residential uses and includes using the buildings as a buffer. The warehouse building adjacent to the residential property to the north will buffer the noise and activity generated by the vehicle repair building located in the middle building on the property.

Use Permit #2

The additional use permit for office as a principal use will allow the first building (located outside the wall area) flexibility with regard to leasing and optimized use. The office use as a principal use will not be detrimental to the surrounding area and will be harmonious with the surrounding neighborhood when considering the limited traffic and 1 primary user. All uses will

be adequately served by public facilities, services, and improvements upon completion, and will not create an undue burden to the surrounding area.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed parking plan is compatible with the surrounding area and will not create an adverse impact to the general public when considering the warehouse and vehicle repair facilities are private uses with no access to the general public.

Design Review #1

The proposed new construction will meet the minimum standards for industrial development under Title 30 requirements. The applicant will rely on direct access through the adjacent property and the existing driveway connecting Las Vegas Boulevard North to the east.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Nevada Department of Transportation approval.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0689-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LVBN PROPERTY, INC.

CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



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 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>11-25-2019</u> PLANNER ASSIGNED: <u>ABR</u> ACCEPTED BY: <u>BBB</u> FEE: <u>\$1825</u> CHECK #: <u>1429</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC/WS/DR-19-0919</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC MTG DATE: <u>1-2-20</u> TIME: <u>7PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1-22-20 9am</u> ZONE / AE / RNP: <u>M-D, AE-65</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>William and Mariette Waters</u> ADDRESS: <u>1113 SUNWOOD LANE</u> CITY: <u>LANCASTER</u> STATE: <u>PA</u> ZIP: <u>17601</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT NAME: <u>LVTN PROPERTY LLC</u> ADDRESS: <u>4460 RIVIERA RIDGE AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89115</u> TELEPHONE: <u>(702) - 898-9808</u> CELL: <u>(725) - 400-6070</u> E-MAIL: <u>mfrazier@xlconcretemaso</u> REF CONTACT ID #: _____	
CORRESPONDENT NAME: <u>RICHARD GALLEGOS Pacific Design Concepts</u> ADDRESS: <u>6725 S. EASTERN AVE. SUITE 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 524-0054</u> CELL: <u>(702) 524-0054</u> E-MAIL: <u>richardg@pacdesignconce</u> REF CONTACT ID #: <u>168799</u>		

ASSESSOR'S PARCEL NUMBER(S): 140 - 08 -101 - 007
 PROPERTY ADDRESS and/or CROSS STREETS: North side of Las Vegas Blvd. between Puebla and Lamb
 PROJECT DESCRIPTION: Construction office with warehouse/maintenance buildings including outside storage

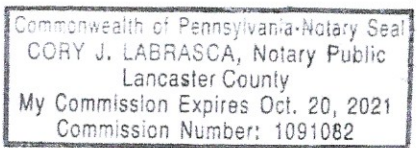
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

William Waters Mariette Waters
 Property Owner (Signature)* WILLIAM WATERS
 Property Owner (Print) MARIETTE WATERS

STATE OF PENNSYLVANIA
 COUNTY OF LANCASTER

SUBSCRIBED AND SWORN BEFORE ME ON October 10th 2019 (DATE)
 By William S. Waters and Mariette S. Waters

NOTARY PUBLIC: Cyffabare



*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.

pacific design concepts, llc

6725 S. Eastern Ave, Suite 5., las vegas, nv 89119

PDC

November 20, 2019

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Attn: Brady Bernhart - Senior Planner

**RE: CONQUIP SERVICES
APN: 140-08-101-007
DESIGN REVIEW, WAIVER OF DEVELOPMENT STANDARDS & USE PERMIT
JUSTIFICATION LETTER**

Dear Brady,

We respectfully request favorable consideration for the above referenced project application for a Design Review.

The proposed Design Review #1 is for a proposed development consisting of 3 buildings and outside storage on 7.24 acres in an M-D Zoning District with a AE60 noise level zone overlay. The Development is for a local construction company.

Building 1 is 2-story, approximately 13,000 sq. ft. structure for office and administration activities. The building is 34 feet in height and has painted concrete tilt-up exterior wall panels.

Building 2 is single story, approximately 21,604 sq. ft. structure for company vehicle maintenance activities. The building is 34 feet in height and has painted concrete tilt-up exterior wall panels.

Building 3 is single story, approximately 20,000 sq. ft. structure for warehouse activities. The building is 34 feet in height and has painted concrete tilt-up exterior wall panels. Outside storage is also included and is screened with a 10'-0" high decorative CMU security wall. Site Parking and landscaping exceed Title 30 requirements.

Adjacent to the North and West property lines there The site access will be via an existing shared driveway with our neighbor to the East.

Design Review #2 is for the proposed earthwork exceeding 18 inches in height from existing grade. The site is 7.24 acres and contains an existing 80 foot wide open drainage channel (unimproved) and 2 other open channels that feed into the main channel.

It is our intent to place all drainage facilities underground and in order to accomplish this there are anticipated cut and fills of 4 feet. The new grades at all property lines will be maintained with existing grades.

The Waiver of Development Standards is to allow 92 parking stalls where 122 parking stalls are required for a (a 25% reduction) contractor's office and storage yard. The office building is a separate structure however the There will be no impact on the site or adjacent properties due to this reduction.

USE PERMIT TO ALLOW FOR VEHICLE REPAIR

required. No doors face the residential to the West and there is a warehouse building that will buffer the maintenance building from the residential homes to the North. All activities will be conducted indoors and the maintenance is only for private company vehicles and not open to the general public.

UC-19-0914

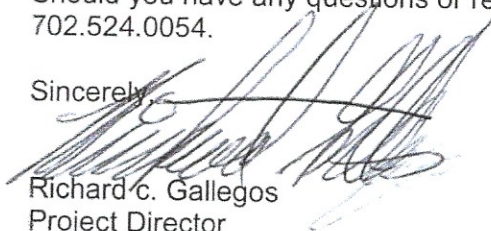
**PLANNER
COPY**

The proposal is appropriate based on the following finding of facts

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the applicable land use plan, Title 30, other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment ; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,



Richard C. Gallegos
Project Director

UC-19-0914
**PLANNER
COPY**